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Superior Bathhouse

Historic Structure Report



HOT SPRINGS

National Park • Arkansas

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November 9, 2004

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Cover: Superior Bathhouse, northwest view , November,1927

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Historic Structure Report

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HOT SPRINGS

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EXECUTIVE SUMMARY

This Historic Structure Report on the Superior Bathhouse, one of the eight bathhouses remaining on Bathhouse Row, is intended to edit, augment, and revise existing documents as well as provide additional information. Research and design completed during the current phase will be incorporated into the report. The 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. The proposed period of significance is 1916-1947, and rehabilitation recommendations will be based upon these dates.

A. RESEARCH DONE TO PRODUCE HSR

Research completed to produce this HSR primarily includes 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 2, 1985; Cultural Landscapes Inventory 2001; A Chronology of Hot Springs Events, 2000; Hot Springs National Park: Stabilization, Six Bathhouses, Hot Springs, Arkansas, Order No. T730001A294; 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; and maintenance records from 1990-2004. Internet searches provided historical background information, as did several books written specifically about Hot Springs. Physical information on the structure was gathered during two site visits made by the architectural conservators, and one site visit made by the paint conservator, metals conservator, stained glass conservator, architects, landscape historian, and additional personnel. Maintenance staff at Hot Springs National Park also provided information.

B. MAJOR RESEARCH FINDINGS

The current Superior Bathhouse structure was completed in 1916, on the site of the original c.1888 Superior Bath House, after the Department of the Interior required all bathhouses on Bathhouse Row to be upgraded. Architect H.C. Schwebke designed the bathhouse with a decorative treatment loosely derivative of the Classical Revival style. Some of the brick from the original Superior was used in building the 1916 bathhouse. The Superior operated until 1983 when it closed to the public and was purchased by the National Park Service. The bathhouse is still vacant today, awaiting a new lease. The Superior's structural integrity remains intact, despite the humid environment and years of disuse. The original footprint remains the same, as do the majority of the interior walls. General maintenance of the building, however, has included projects, such as lead abatement, which have 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 the historical background, document the chronology of physical changes and development through the building's history, and describe the historic use of the structure. The HSR shall clearly define the elements that give this property its architectural character, describing primary and secondary historic spaces and 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 Hot Springs National Park and on other materials made available by the National Park Service.

D. RECOMMENDATIONS FOR TREATMENT AND USE

Recommendation for treatment and use is the following: The Superior Bathhouse rehabilitation will consist of shell and core rehabilitation for historic lease or concession contract with final finish by lessee. Historic bathhouse fixtures will be removed and stored to allow the spaces to be adapted to other uses. Spaces designated as being of primary importance will be rehabilitated to retain as much historic material as possible that still remains from the period of significance. Primary historic interior spaces in the Superior include the Lobby, the Sitting Area and the stairs leading from the first to second floor. Any restoration will also be based upon materials that existed during the period of significance.

ADMINISTRATIVE DATA

A. NAMES, NUMBERS AND LOCATIONAL DATA

The Superior Bathhouse is located on Bathhouse Row in Hot Springs National Park, Hot Springs, Arkansas. The structure is the north-most bathhouse and faces west toward Central Avenue. The number assigned to this Classified Structure is LCS No. 00710, and the Park assigned the structural number HB-108. The Superior is a two-story structure with a basement, is in an L-shaped plan and is designed in an eclectic commercial style of classical revival origin. It contains 23 rooms and has more than 10,000 square feet of space. The front elevation has three bays separated by brick pilasters with patterned insets. Green tile medallions are centered over the pilasters in the friezes below the first and second story cornices. The one-story sun porch on the facade projects out from the main mass of the two-story building. The Superior is located on land with title in the United States of America, as are the surrounding parcels. This land is located in the downtown area of Hot Springs, Arkansas.

The building was opened in 1916, replacing the earlier Superior Bath House. It closed to the public on November 5, 1983.

B. PROPOSED TREATMENT INCLUDING SOURCE DOCUMENT

The Superior stands empty, as do many of the structures along Bathhouse Row. In an attempt to lease the building, the National Park Service signed a lease with Mr. Melvin Bell in 1987. The lease stipulated that Mr. Bell would rehabilitate and adapt the structure for a new use, which was proposed to be a museum for the Bell's collection of 19th and 20th century automated musical instruments. This plan was unsuccessful, and the building is again unoccupied and waiting for a lessee.

Work completed on the building from 1994 to 2004 has primarily focused on mitigation of environmental hazards (asbestos and lead paint), exterior renovation (windows, awnings, doors, roofs), interior climate (ventilation), and removal of interior appointments (tubs, showers, etc.). The proposed treatment for the Superior 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 based on materials present from the period of significance. New additions, such as lighting, will be compatible, but distinctive. Missing elements will not be restored unless abundant documentation exists: such as an original fixture, original plans and photographs from multiple angles, or documentation of a similar quality.

The definition of key terms from NPS-28 follows:

Rehabilitation: An historic structure may be rehabilitated (rehabilitation does not apply to prehistoric structures) 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.

Restoration: A structure may be restored to an earlier appearance if-

- 1) All changes after the proposed restoration period have been professionally evaluated, and the significance of those changes has been fully considered;
- 2) Restoration is essential to public understanding of the park's cultural associations;
- 3) Sufficient data about that structure's earlier appearance exist to enable its accurate restoration; and
- 4) The disturbance or loss of significant archaeological resources is minimized and mitigated by data recovery.

C. RELATED STUDIES

Related studies being used to prepare this document include primarily the following: Bathhouse Row Adaptive Use Program, Technical Reports 1 and 2, 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, National Historic Landmark Nomination.

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 Superior Bathhouse as a contributing structure. Designation as a National Historic Landmark District came on May 28, 1987. In 2003, Bathhouse Row was placed on the list of 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 a Historic Structure Report be written on the Creek Arch.

I - DEVELOPMENTAL HISTORY

A. 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 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 around 1890. 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 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 hotel²⁷ 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 in 1885, 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 reservation. 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 streetcar 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 immemorial, 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 century, 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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B - CHRONOLOGY OF DEVELOPMENT AND USE

The following sections describing the Business History and the Architectural History of the Superior Bathhouse are taken from the 1990 Historic Structure Report. These sections were reviewed by National Park Service personnel, 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 these sections does not seem to be warranted.

INTRODUCTION

The Superior Bathhouse stands at the north 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 concessioner 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, Bathhouse Row was entered in the National Register of Historical Places on November 13, 1974, as a district having national significance.

BUSINESS HISTORY

The present Superior Bathhouse opened for business on February 15, 1916. The new building, constructed of steel-reinforced concrete clad in a red brick veneer, replaced an earlier bathhouse, located on the same site, built circa 1887-1888 by Robert Proctor and L.D. Carr.¹

Prior to the construction of the second Superior Bathhouse, the owners, Mrs. Mary D. Proctor and Dr. R.A. Simpson, entertained proposals to remodel the late Victorian bathhouse. In a letter to the Secretary of the Interior, dated February 13, 1912, Dr. Simpson explained that his intentions were -

... to remodel the Superior Bath House and put it in a sanitary condition and an attractive and substantial property, at an expense of not less than Ten Thousand Dollars.²

He continued his proposal to the Department of the Interior with an additional explanation.

... this is suggested by reason of the fact that there is a valuable property there that should be cared for an [sic] turned into useful operation; that since the extensive improvements at the Park, Imperial, Buckstaff, and Maurice Bathhouse[s], there is a demand for a moderate priced bathhouse these houses above mentioned are amply able to take care of the high priced and particular bathers who patronize houses isolated from hotels.³

As a physician, Dr. Simpson was, no doubt, well acquainted with the alleged and celebrated medicinal qualities of the Hot Springs water. His comments reveal, however, that as a businessman, he saw an attractive financial opportunity in middle-income bathers – a clientele not adequately provided for by the Superior's more elaborate neighbors. Dallas Herndon's biographical account of Dr. Simpson attests to the physician's business acumen. Herndon writes in his *Centennial History of Arkansas*.

... his [Dr. Simpson's] innate talent and acquired ability have brought him to a most credible position in professional circles, while his ambition keeps him abreast with the trend of the times in the field of modern medicine and surgical practice.⁴

In April of 1912, Dr. Simpson submitted to the Washington Office of the Department of the Interior, "hurriedly drawn" blueprints "suggestive of the general improvements to be made" as well as certification of his payment to Mary Proctor for her interest in the bathhouse.⁵

Five months later, G.A. Wynne joined with J.W. Martin, manager of the New Imperial and formerly with the Great Northern Bathhouse, in proposing to the Park Service the purchase of the Superior Bathhouse from Dr. Simpson and Mrs. Proctor.⁶ Superintendent Meyer, of the Hot Springs Reservation, apparently received the proposal favorably, as seen in his comments of September 12, 1912, which said: "The parties I refer to are amply capable of making a first class house out of the Superior."⁷

Later that month, the Washington office of the Department of the Interior responded formally to Mr. Martin, noting that:

... the Department will lease the Superior Bathhouse site to anybody who will comply with its requirements by erecting a new bathhouse or making such improvements in the old bathhouse as will bring it up to the standards required by the Department.⁸

Though the Department of the Interior noted only "slight scarcely noticeable" deterioration of the bathhouse since its closing in May 1911, it had clearly fallen out of favor as suggested by proposals to use the building as a temporary shelter for fire victims and as a bathing facility for black patrons.⁹ Nonetheless, J.W. Martin and his fellow investors were advised that they would still be required to pay Dr. Simpson and Mrs. Proctor "the appraised value of the present bathhouse, which was \$28,000."¹⁰

The appraisal recognized by the Department of the Interior was deduced by totaling the estimated value of the building, which was regarded as "unfit and unsanitary and not suitable for operation as a bathhouse," determined to be \$3,000, with the value of the franchise or lease itself, determined to be \$25,000.¹¹

Despite some disputes with Mrs. Proctor and Dr. Simpson regarding a financial settlement for their interest in the old Superior, by August of 1915, an agreement was reached and a request was submitted to raze the nineteenth century bathhouse. The principal stockholders in the venture were three Hot Springs businessmen: Maj. John H. Avery, J.E. Harper, and J.D. Brock. Avery's involvement is particularly noteworthy because of this personal and familial involvement with the bathhouse for more than half a century as both the principal stockholder and officer in the company.

Born in Pennsylvania and reared in Illinois, Avery had a distinguished military career before his move to Hot Springs in 1890 where he established a successful real estate and insurance business. Avery also served four years as postmaster for Presidents Theodore Roosevelt and William Howard Taft as well as being a stockholder and director of the Arkansas National Bank.¹²

On March 17, 1916, J.W. Martin submitted a formal application to lease the Superior Bathhouse site for a period of twenty years and to secure sufficient hot water from the Reservation to supply twenty tubs. The directors of the Superior Bathhouse Company, E.L. Howlett, R.A. Simpson, J.E. Harper, Robert H. Kettleberger, J.D. Brock, Frank G. Thompson, and J.H. Avery were appointed and the lease was signed on February 16, 1916.

Martin's relationship with the Superior Bathhouse Company was both turbulent and brief. He resigned from his position in early June 1916 and was replaced by W.W. Preston. As revealed in a letter to the Board of Directors, the officers of the bathhouse felt strongly that Martin was "not the man for the place ..." and further, that his employment did not assure that "... the best interest of the company [was] being conserved or promoted."¹³

Despite some difficulties with personnel, the new bathhouse enjoyed comfortable profits in its first year of operation, earning an income comparable to many of its competitors along Bathhouse Row.

By March of 1917, the Bathhouse Company petitioned the Superintendent of the Park to allow them to lower their prices for baths by one dollar for a series of 21 baths - their request being based principally on the grounds that "the site leased was so much smaller than any other lease ground for bath house purposes."¹⁴ The management believed that their company was at a decided disadvantage with respect to the other bathhouses. They explained that:

The U.S. reservoir used by the Government for storage of water occupies more than one third of the space that would naturally be used in erecting a bath house on this site. ... the Superior could not have been built on this lease two stories in height with sufficient room for parlors, sitting rooms, both for men and women to say nothing of electric and massage room, and we can only have the bath rooms, cooling rooms, dressing rooms, small writing rooms, together with the general office or lobby.¹⁵

The other bathhouses, they complained, had parlors, sitting rooms as well as additional rooms. Furthermore, they bemoaned that they were "handicapped" by their location because: "The Superior [was] located at the upper end of the bathhouse row, while the Superintendent's office [was] located at the extreme lower or south end."¹⁶ As a result, they maintained that potential patrons, after registering at the Superintendent's office, would "rarely go far before they locate, and the nearby bathhouses usually secure their patronage."¹⁷

Their request was denied by the Park Service. Dr. W.P. Parks, the Superintendent, defended his decision by explaining:

The Superior Bath House is the next house north of the Hale Bathhouse and in comparison it may be stated that it presents a better appearance from the outside and

has a more attractive lobby, while on the other hand the Hale Bathhouse has some advantage in floor space, but in making comparisons it is believed they should both be on the same [price] basis.¹⁸

In comparison with the Lamar, Rector and Rockafellow bathhouses, the Superior was also the most profitable. The 1920 income tax information submitted for the Superior attests that the bathhouse enjoyed a net income of \$38,622.55 with nearly fourteen thousand dollars returned to the stockholders as dividends.

With regard to the Superior's stockholders, there were periodic transfers of shares of Superior Bathhouse stock, however, John H. Avery and his subsequent heirs retained a controlling interest in the company throughout its history. In fact, by the start of the second year of its operation, Avery owned 1,000 shares of the Superior Bathhouse Company, valued at \$25,000. Since February of the previous year, Avery had more than doubled his interest in the company.¹⁹

After Avery's death in 1923, his daughter, Elise A. Lake, and her husband, W.F. Lake, assumed ownership and control of the colonel's stock in the Superior Bathhouse Company. A sworn statement dated January 6, 1927, recorded that the Lakes owned nearly half of the stock in the bathhouse operation. The Lakes continued to be actively involved with the operation of the Superior until the death of W.F. Lake in 1964. Mr. Lake had become president of the J.H. Avery Insurance Company in 1923 after the death of his father-in-law. Two years later he assumed the responsibilities of president of the Superior Bathhouse and subsequently held other positions in the management of the bathhouse company.

Natural disasters like the flood of May 14, 1923, had tremendous impacts on the bathhouse, particularly on the bathhouse company profits. Damage estimates for the Superior totaled nearly \$1,700 with sufficient damage to warrant closing the bathhouse for several days. Considering that a formal request was required to cease operations, even for the holidays, the Superior's decision to be closed for three days underscores the seriousness of the flood damage.

There is a peculiar hiatus in the Park Service records for the Superior Bathhouse between January 1927 and February 1936. Presumably the business operations continued smoothly during this period with little change to the bathing operation generally or to the building specifically except for the requisite maintenance procedure scrupulously attended to by the Park Service.

The balance sheet after closing books December 31, 1945, records net profits for the year after deductions for income tax, appropriations for the building fund, and franchise tax as \$7,101.31 and total liabilities as \$51,764.06.

In 1948, the "detailed statement of profit and loss account" notes net profits, less taxes paid, as \$10,935.70. Apparently, it was a steady business operation (steady enough to justify a request for additional tubbage - 4 tubs - in December of 1947.²⁰ Houseguests came from all over the country, many from adjacent states, and others from as far away as Kentucky, New York, Illinois, and California. As explained by L.A. Vaught, who served as manager of both the Superior and the Hale, a bathhouse's success depended upon regular patrons who returned

year after year, developing loyalties to one bathhouse.²¹ It was the management's responsibility to cultivate that loyalty by assuring good service and responsive attendants.

A third twenty-year contract was signed in 1956 and the number of tubs reduced from twenty-two to twenty. In his letter to D.S. Libbey, the Superintendent, W.F. Lake took care to mention:

That the hot water baths have been continuously growing smaller each year and that you please do not require any expensive repairs or changes at this time other than those you think are absolutely necessary.²²

It was customary for the Park Service to use lease negotiations as leverage in assuring that the bathhouse management undertake repairs and remodeling, which the government felt desirable and necessary.

By the late 1950s it was clear that the bathing industry was failing despite the momentary resurgence after World War II. The introduction of penicillin, the curtailment of rail service to Hot Springs and the general skepticism of the medicinal qualities of the hot spring's water are only a few of the possible factors involved in the industry's demise. The Superior had a particularly "rugged experience" during the 1950s.²³ They experienced a gas explosion and were hit by yet another flood.

In addition to the decline of the bathing industry and the aging of the buildings, the bathhouses were confronted with the challenge of new competition in the form of thermal water contracts let to hotels. As articulated by L.A. Vaught in a letter to the Director of the Park Service on May 2, 1962:

From a peak of more than a million baths in 1946, total patronage of bathhouses has declined gradually to just over 500,000 annually ... the result is that existing bathhouses are operating with annual losses, or earnings so small as to discourage additional capital investment. During the past three years, the long decline since 1946 seems to have leveled off.²⁴

Vaught, concluding that "the very survival of the bathing industry is at stake," argued for the Park Service to curtail extending additional thermal water contracts.²⁵ Despite Vaught's efforts to revive the bathhouse's business, profits continued to decline. Vaught sold his interest in the bathhouse to the Farrar family in 1962.

The Farrars struggled with the failing business through the 1960s and 1970s. In January of 1983, however, Clayton Farrar, representing the Superior Bathhouse Company, announced the company's intention to seek a qualified buyer to succeed to the ownership and operation of the Superior Bathhouse. A prospectus was later issued, but no buyer could be found. The business closed on November 5, 1983. A liquidation auction of the bathhouse's furnishings was held on November 12, 1983, and a check in the amount of \$5,872.18 was sent to the Farrar family for their possessory interest in the bathhouse.

BUSINESS HISTORY END NOTES

¹ There is some disagreement regarding this information. The technical report produced by the NPS suggests that L.D. Cain and Robert Proctor collaborated on this effort. Other accounts note L.D. Carr's involvement as well as R.A. Simpson's interest in the venture.

² R.A. Simpson, letter to (Walter L. Fisher) Secretary of the Interior, 13 February 1912, p. 1. This and subsequent letters, memoranda and telegrams are in the Conference Room vertical files of the Hot Springs National Park.

³ Ibid.

⁴ Dallas T. Herndon, *Centennial History of Arkansas, Vol. II* (Little Rock, AR: S.J. Clark Publishing Co., 1922), p. 149.

⁵ R.A. Simpson, letter to Clement S. Ucker (chief clerk), 5 April 1912, p. 1.

⁶ G.A. Wynne, letter to C.S. Ucker, 2 September 1912.

⁷ H.H. Meyer, letter to (W.L. Fisher) Secretary of the Interior, 12 September 1912.

⁸ C.S. Ucker, letter to J.W. Martin, 24 September 1912.

⁹ (Supt. Meyer), letter to (Franklin K. Lane) Secretary of the Interior, 11 February 1913.

¹⁰ Harry H. Myers (note variations in spelling) and J.R. Hayes, sworn statement, 11 February 1913.

¹¹ Ibid.

¹² The biographical accounts of Col. Avery found in W.A. Goodspeed's *The Province and the States* and Dallas Herndon's *Centennial History of Arkansas* differ slightly, particularly with regard to birthplace and upbringing.

¹³ Stockholders of the Superior Bathhouse (14 individuals listed), letter to Board of Directors of the Superior Bath House Company, 20 November 1916.

¹⁴ Frank Thompson, J.H. Avery and C.R. Parks, letter to W.P. Parks (Supt. Hot Springs National Park), 31 March 1917, p.1.

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ W.P. Parks, letter to (Stephen T. Mather) Director National Park Service, 26 October 1917, p. 1.

¹⁹ J.H. Avery, letter to W.P. Parks, 13 January 1917.

²⁰ Business at the bathhouse was sufficiently steady to warrant a request for additional tubbage (4 tubs) in December of 1947.

²¹ Personal interview with L.A. Vaught, former manager of the Superior and Hale Bathhouses, 24 July 1986.

²² W.F. Lake, letter to D.S. Libbey (Supt. Hot Springs National Park), 25 March 1957, p. 1-2. The National Park Service instituted several policy changes during the late 1940's and 1950s that would have an impact on the individual bathhouses. Of particular note is the government's decision in 1946 to alter the method of charging concessioners for the hot water. Prior to that time, the fee had been standard: \$80.00 per tub per annum. After 1946, the charge was \$30.00 per tub per annum plus a charge per gallon for the hot water which, thereafter, was metered. David Darr, typed note to Bernard T. Campbell, October 1, 1969. A second change occurred following the closing of the Government Free Bathhouse in 1957. Qualified indigents were assigned to participating bathhouses in as even a distribution as possible. The bathhouses were, in turn, reimbursed by the government on a monthly basis for the indigents accommodated.

²³ George C. Bolton, Assistant Superintendent (Hot Springs National Park), memorandum to D.S. Libbey, 14 June 1957, p.1.

²⁴ L.A. Vaught, letter to (Conrad L. Wirth) Director NPS, 2 May 1962, p. 1.

²⁵ Ibid.

ARCHITECTURAL HISTORY

The first Superior Bathhouse, was described in 1893 by Thomas H. Musick, a special investigator for the Secretary of the Interior, as “a substantial brick building in good state of repair ... neatly and comfortably furnished” was closed in March 31, 1911.¹ Masonry structures were a rarity on Bathhouse Row until the late 19th century when frame structures were far more typical. A principal reason for this situation was that land ownership disputes had not been settled until 1878. At that time, a Board of Commissioners formed by the federal government affirmed that the national government controlled the hot springs as well as the land underneath what is now Bathhouse Row.² The owners, however, retained ownership of the bathhouses and after 1878, secured leases for longer than the five years that was typical of earlier contracts. At last, the bathhouse owners had adequate incentive to invest their own funds in the construction of more substantial bathhouses as Musick had prudently advised. Indeed, in his report, he had observed:

All agree that the vapor from the hot water rots all timber with which it comes in contact in remarkably short time. Therefore rebuilding should be in brick and lower beams at least of iron and lower floors of concrete or marble. No more wooden buildings should be allowed.³

The Department of the Interior had evidently anticipated Musick’s recommendation, because in 1891 a statute was enacted which required that:

All buildings to be erected on the Reservation shall be on plans first approved by the Secretary of the Interior, and shall be required to be fireproof, as nearly as practicable.⁴

Additional incentive for the construction of better built and better equipped bathhouses was the prohibition of “pooling,” which had allowed individuals to own an interest in more than one bathhouse – a practice that effectively stymied the healthy competition motivated by the desire to attract patrons from the neighboring bathhouses.

Descriptions from 1902 indicate that the Superior, which Musick had glowingly described in 1893, was equipped with eleven tubs, one hot room, two cooling rooms, eight metal box vapors and electric baths in the men’s department with similar facilities in smaller numbers on the women’s side.⁵ By 1911, however, the structure was in need of extensive repairs and improvements, which, as noted in the Superintendent’s Report of 1912, the lessees were unable to provide.⁶

In August of 1915, the officers of the Superior Bathhouse reported to the local newspaper that “the new corporation [plans to] rebuild entirely and will replace the old structure with a modern bathing establishment.”⁷ The design approval process was a protracted one because of the federal government’s adamant desire to retain architectural compatibility among the bathhouses by ensuring that new construction “in no way detract from or mar the general appearance of Reservation Front.”⁸ The Department of the Interior was concerned with the development of the Bathhouse Row as a cohesive group of structures. This concern was emphasized by their earlier support of a master plan for Hot Springs Reservation developed by Lt. Robert R. Stevens of the 6th Infantry in 1892.⁹

Many, though not all, of Stevens' proposals had been realized: namely, the Grand Central Entrance and the sidewalk along Central Avenue with its tasteful landscaping and hot spring water fountains.¹⁰

Permission to raze the old Superior was granted on August 13, 1915.¹¹ The general contract was awarded to a Little Rock firm, O'Neil and Ault; heating and lighting work was to be completed by Sudemann of St. Louis; and the Rush Brothers, a Hot Springs firm, was given the electrical work contract.¹²

During construction, a new spring with a flow of approximately 22,000 gallons every twenty-four hours and a reported water temperature of 147 degrees F. was located eighteen inches outside the building line "... at the extreme southeast corner of the jog in the rear of the building site [and] fifteen feet below the surface of the ground..."¹³ Because of the soil of the site, a decision was reached by the park staff to "pipe the water into the large main leading to the [primary] impounding reservoir in the rear of the Superintendent's office... where the water is now flowing into [Superior's] basement."¹⁴ John M. Cutter noted further in his 1916 guide to the resort that the spring had been put under glass:

... so that patrons of this house can see the hot Radio-Active water boiling from Mother Earth before being piped to sealed tanks, where it is then conducted to the bath tub before it is exposed to the air, thereby retaining its radium-gases.¹⁵

On March 17, 1916, Superintendent Parks reported to Secretary of the Interior Franklin K. Lane that:

The Superior Bathhouse which was opened for business on the 16th ultimo, was completed to all intents and purposes in accordance with the plans and specifications heretofore approved by the Department.¹⁶

A journalist, recording the bathhouse's opening for the local paper, elaborated, noting:

The harmonious blending of substantial construction, imposing appearance and exquisite taste, heightened by beautiful furnishings, with no detail lacking it seems for the comfort and convenience of patrons, and affording every bathing facility required by an exacting Federal government.¹⁷

Exuberant in his praise, the writer continues:

The Superior is an imposing two-story matte-faced brick, hydraulic pressed, with stone and ornamental brick trimmings, colonial design, and is absolutely fireproof, all of the floors and inner walls being constructed of reinforced concrete and steel.¹⁸

The decorative treatment, loosely derivative of the Classical Revival style, is concentrated on the brick pilasters and the cornice. The former, which project slightly from the mass of the structure, are articulated by restrained vertical patterning in recessed brick and painted concrete. Green tile medallions add further decorative interest to the pilaster capitals and also provide a pleasing rhythmic pattern to the front elevation. The articulated cornice is painted metal and stone.

Turning his attention to the interior of the bathhouse, the aforementioned journalist entered "through an attractive sun parlor with vestibule opening connecting it with a lobby by three handsome colonnades."¹⁹ All of the floors, he added, are white glazed tile complemented by Alabama white marble wainscoting. He hastens to add that "the color scheme, ivory and mahogany, is also strictly adhered to throughout."²⁰

Continuing with a description of the bathing halls, he mentioned that they:

... are equipped on both men's and women's sides with all bath perquisites [sic] for the proper administration of the hot baths. The tubs are solid porcelain of the keyed-in type, which fills in 40 seconds and empties in 30, obviating the necessity of any delays. Each tub is equipped with an individual marble vapor.²¹

The men's hot pack room included Superior Spring no. 51, unearthed during construction excavation (see Business History), "with glass exposure: and a view of "boiling and bubbling" hot water.²²

Turning the reader's attention to the "handsome marble staircases," the reporter explained that these stairs lead up from the office to more than 140 individual dressing rooms, "... which are finished in the same subdued and elegant manner as the other sections of this most complete bathing establishment."²³

Several dressing rooms were located on the ground floor adjacent to the bathing parlors in order to accommodate the crippled and invalid patrons. The ladies' dressing rooms were equipped with individual mirrors and plate glass shelves.

To the journalist, the mechanical systems were as impressive as the exterior architecture and the interior finishes. He described the innovative "Johnson system" of heating and ventilation with its "thermostat control, enabling [sic] to remain any desired degree of heat in any room automatically."²⁴ He added: "The perfect ventilation is also another feature, the atmosphere being changed every seven minutes throughout the house, meeting all requirements of the most extreme hygienics."²⁵

The mechanical system was comprised of a steam heating and fan blast system. Portions of the building were heated by direct radiators, a portion heated by the aforementioned fan system, and the remaining portions serviced by both the direct system and fan system in combination.²⁶ The direct heating system was used in the bath rooms, hot pack rooms, and hot rooms during the summer months "or during such times when the balance of the building is not to be heated."²⁷ The two cast-iron boilers with their capacity of nearly 5,500 square feet of radiation were placed in the basement and were "cross-connected so that either one or both [could be] operated at will."²⁸ Registers located throughout the building were of "plain lattice design" with black or white Japan finish depending on their locations.²⁹ All radiators and exposed piping above the basement was finished in gold or aluminum bronze.³⁰

The Superior Bathhouse was designed by H.C. Schwebke. Apparently, the architect practiced briefly in Hot Springs. Hot Springs city directories of 1915 and 1917 note his architectural office address as 623 Central Avenue; however, his personal residence changed from an in-

town address of 55 Henderson Avenue to a residence on the outskirts of town on River View Drive two years later. Little additional information about the architect can be found until his design in 1923 of the Lamar Bathhouse, the last of the bathhouses to be constructed on Bathhouse Row, and one that shares a faintly classical revival kinship with the Superior.³¹

As noted, the old Superior had been razed after August 13, 1915. All of the material from the demolished structure was removed from the site, except for old brick. Some of this brick was salvaged for use in the new bathhouse as enumerated in the architect's specifications. They stated that, "the face brick taken from the old Building [shall be] used on south side of building from pilaster back forming a perpendicular line at their destination."³² Portions of the old foundation were also incorporated into the new building.³³ These sections of foundation were reinforced "with four inches poured concrete in and outside [so that] the proportion [would be] the same as the other concrete used in the foundation."³⁴

The footings for reinforced columns and outside walls were formed of specified portions of Dewey Cement and "clean sharp sand" with "clean broken stone" added.³⁵ The footings for the exterior walls conform to the requisite of being a "substantial" structure as prescribed by the NPS. The footings are twelve inches thick and projected eight inches on the outside and four inches on the inside. The sun parlor footings, which only bear the weight of one story, are less massive but still considerable, measuring eight inches thick, four inches on the outside, and four inches inside. The foundation extends up to the first floor slab.

All new walls of the 1916 structure were constructed of a mixture of similar materials except for the substitution of "crushed rock" for "clean broken stone." Attention was paid to details as evidenced in the instruction that: "The exposed surfaces of Base and jambs of windows [are] to have a cement wash or thin coat of cement plaster to give the finished effect upon completion."³⁶ New brick used on the façade was "Hy Tex Brick no. 17 for body with panel bands and [the] cornice on the north side [was] from copper cornice back of Hy Tex Matt no. 19 dark."³⁷

Although the Sentinel Record reporter noted that the interior marble originated from Alabama, the specifications indicate that it was "Tennessee White quality no. 1 highly polished on all exposed sides."³⁸ The marble wainscoting in the bath hall stairs and counters was anchored, set in plaster of Paris with all joints "neat[ly] fitting."³⁹ The tile mentioned in the reporter's narrative was white Hexagon Mosaic tile, with no. 1 red tile used in the vestibule.

Dressing room partitions were constructed with "Pipe Rails and standards and finished with wire cloth tightly stretched and wedged in place and finished with cement plaster and sand finish."⁴⁰ They were then painted with two coats of oil and lead paint with subsequent applications of white enamel.

Interior finishes included plastering the walls with "all angles ... true or plumb, forming rounded corners on door and window jambs," thus softening the lines of the interior space.⁴¹ The final coat was "a sand finish with fine sharp sand."⁴² All plastered walls on the first and second floors were then coated with heavy glue sizing, followed by two coats of dull oil paint in an ivory color.

All sashes were clear cypress or western pine. The doors were also cypress “sand[ed] smooth and glazed with Florentine glass.”⁴³ The smooth-sanded doors were coated “with mahogany oil stain lightly rubbed down when partly dry.”⁴⁴ The plate glass in the sun parlor, however, was of domestic origin. The interior door and window frames had “two coats of gloss white lead and oil paint and two coats of inside white enamel.”

The grill panels in the manager’s office were constructed of wrought iron according to the architect’s design and painted, after installation, with two coats of black enamel. With the many coats of oil and lead paint with its enamel finish, complemented by the tile floors and marble wainscoting, the bathhouse interior was assured a glossy and suggestively clean and hygienic appearance.

As noted in the *Cutter’s Guide* of 1916, published shortly after the bathhouse’s openings, the Superior’s furnishings “were approved and specified by the U.S. Department of the Interior throughout, in view of maintaining the greatest degree of sanitation.”⁴⁵ Previously, bathhouses were furnished with “old wooden furniture” with carpeting on the floor and heavy drapery at the windows – furnishing typical of Victorian sensibilities.⁴⁶ “Modern white enameled steel” replaced the wooden furniture in the bath halls. However, wooden furniture, specifically dark stained rockers of a loosely Craftsman style, remained in the public areas of the building. Indeed, two rows of these rockers provided comfortable seating with a view of the Central Avenue promenade for the Superior’s guests to enjoy after their bath and massage. The heavy draperies used in earlier bathhouses were replaced by “plain sheets that can be easily laundered.”⁴⁷ The windows in the sun parlor had no window treatment, so that the guests’ view would be unobstructed and the space would be flooded with healthful light. The well-appointed departments commended by Cutter in his 1916 guide included a large sun parlor, a lobby, cooling rooms, and ladies’ parlor as well as a reading and writing room. In addition, private lockers and dressing rooms were provided for the convenience of male and female patrons.

Photographs taken shortly after the opening of the bathhouse indicate that the exterior’s simplicity was continued in the furnishing and adornment of the interior. There are no pictures, murals, or other decorative items visible on the walls except for a clock over the lobby desk. Lighting fixtures were similarly un-ornate. Lobby lighting included ceiling fixtures with frosted globes while the men’s bathing halls had brass wall sconces with frosted glass shades.⁴⁸ The ladies’ bath hall had ceiling fixtures similar to those in the lobby.

Plumbing fixtures in the 1916 bathhouse included two toilets and one sink on the basement level, twenty tubs, two toilets, one urinal, one lavatory, two needle showers, and two ice water fountains and coolers on the first floor and four toilets on the second floor.⁴⁹

The “L”-shaped plan of the brick bathhouse remains largely unaltered from its original configuration, except for the extension of the sun parlor. Oriented along a north/south axis fronting Central Avenue, with a projecting wing on the northeast corner, the bathhouse has more than ten thousand square feet of space. The basement, the portion of the building which required costly excavation, has nearly two thousand square feet less than the floor above and includes only the space required to house the mechanical systems, a laundry, and small lounges for male and female employees.⁵⁰ Consequently, on this level, the principal axis is narrower and the projecting wing is truncated. The first floor, or principal and street level,

contains the sun parlor, with an added bay at each end. These added bays were built circa 1928 and are the only changes made to this level while the bathhouse remained in operation. Adjacent to the sun parlor is a centrally positioned lobby and manager's office. On either side of the lobby are men and women's dressing rooms. Schwebke, the architect, placed the women's hot room and bath hall behind the lobby, and located the men's bath hall and hot room in the rear wing. The exterior detailing and fenestration expresses this layout. This is illustrated by the use of pairs and groups of three 12/1 double-hung sash along the west or "public" elevation, and the incorporation of 9 pane windows, which are hinged at their base and can be suspended open with brass hardware, along the side and more private elevations of the dressing and bathing halls. It should be noted that the exterior woodwork, including these 12/1 and 9 pane sash, were treated much like the interior woodwork with three coats of lead and oil paint in an ivory color.

The second floor contains 4,598 square feet, more than one thousand square feet less than the first floor, and the space remains largely the same as when it was built in 1916 with two exceptions. The mercury room in the rear of the east wing was removed circa 1940, and partitions were added to form a women's lounge adjacent to the men's massage area. The mercury room was removed after the practice of rubbing liquid mercury on the afflicted portions of individuals with sexually transmitted diseases – a mainstay of bathhouse clientele – was curtailed. This practice ended following the introduction of antibiotics in the treatment of these diseases in the early 1940s. As mentioned before, the orderly fenestration on this level expresses the commensurately orderly interior configuration. The double-hung sashes appear along the front elevation and in the cooling and massage rooms. This sash is also used around the corner of the north and south elevations allowing the men's lounge and women's massage rooms to be filled with light. Again, as on the floor below, the nine pane windows are used in the more private dressing areas.

Shortly after the Superior's opening, a concrete walk was installed along the north side of the bathhouse.⁵¹ Because of delays in the shipping of "some fittings," the wrought iron railing was not assembled and the project not completed until later.⁵²

In May of 1918, the bathhouse management requested permission "to excavate the South East corner of the basement in order that additional space may be provided for the storage of coal."⁵³ This construction was prompted by the shortage of natural gas. The intention of the Superior's management was "to dig out the material, raise it to the surface and then transport it to the street by means of wheelbarrows, after which it would be loaded on wagons and hauled away."⁵⁴ This costly and labor-intensive project, however, was never executed. After receiving cost estimates for the work, the bathhouse directors withdrew their request.⁵⁵

Two years earlier, the Little Rock architectural firm of Mann and Stern had been contracted for a fee of \$10,000 to develop a master plan for the Reservation. They used as their starting point ideas forwarded earlier by Howard Greely in his "Report on Bathing Establishments of Europe and the Incorporation of their System of Operation in a Suggested Scheme for the Improvement of the Present Building Facilities at the Hot Springs Government Reservation, Arkansas, U.S.A."⁵⁶ Mann and Stern proposed the demolition of the Superior and the construction of a concert garden on its site at the end of Bathhouse Row. Though the Little Rock architects' concepts were appealing to many, particularly park superintendent William P. Parks, its cost was prohibitive and it was therefore never realized.

In October of 1920, Parks granted the Superior Bathhouse Company permission to erect “a steel frame surmounted by a steel tank, for the purpose of cooling the hot water used in the bathhouse.”⁵⁷ The apparatus for the cooling tank, as designed by Fordyce, a consulting engineer, was installed at the cost of \$1,258.71. As pointed out by Laura Harrison in her architectural history of the resort, cooling tanks historically presented an architectural challenge. It was not disputed that the tanks were a necessity because the water coming out of the earth was far too hot to be used for bathing without being cooled or without having cold water mixed with it. To complicate matters, because each bathhouse had its own spring for which it was endowed with a reputation, they were not inclined to join forces to construct a central collecting system.⁵⁸ As a result, the issue of cooling tank size and location persisted as an architectural albatross.

Damage resulting from a flood on May 14, 1923, cost the Superior Bathhouse Company around \$1200. In addition to the loss of revenue for the three days, from May 15th to the 17th, during which the bathhouse had to curtail operations to clean up the building, the manager, H. Bell, itemized the damage in a letter to the park superintendent. Bell’s list included the loss of a hot water pump, 155 curtains and 36 chairs, damage to his office floor and furnishings, as well as damage to the boilers, motors, attendant’s room, and ventilating system.⁵⁹ Perhaps because Hot Springs was no stranger to natural disasters, notably fires and floods, the management of the bathhouses – like their retail counterparts across Central Avenue – seemed to recover from the damaging effects and, in most cases, quickly resumed “business as usual.”

In December of 1923, the Superior Bathhouse Company requested permission “to place [a] gold leaf sign on the north side of the Superior Bathhouse.”⁶⁰ Superintendent Waring relayed to Mr. Howlett of the Superior Bathhouse Company the National Park Service’s unwillingness to grant the request. He quoted NPS director Stephen T. Mather:

I am not in favor of the placing of additional signs along bathhouse row and I desire to have these kept to a minimum. This will be of special importance in this case since it is my plan to have the old Arlington site made into a park and I want [no] disturbing sign in view from that end of the reservation.⁶¹

On August 10, 1928, a proposed addition to the Superior’s sun parlor was submitted to the park staff. The unsigned drawing indicates the designer’s intention to use “old windows in new locations,” specifically to relocate the two pairs of 12/1 double hung sash at either end of the west façade to the front of what would become the extended sun parlor and similarly to reuse the pairs of windows currently in place in the north and south walls of this enclosed sun porch.⁶² It is likely, considering the simplicity – both structurally and architecturally – of the suggested alteration, that the manager Harry Bell was involved with the remodeling design. Though no additional correspondence regarding this matter between the bathhouse management and the Park Service could be located, photographs reveal that this construction was completed by the mid-1930s.

The lack of correspondence between the late 1920s and the mid-1930s suggests that little work aside from the rigorous maintenance schedule required by the National Park Service was done to the Superior until November 1937.⁶³ At this time, the second and third stories of the green cooling tower building at the rear of the bathhouse were removed and the debris from

this demolition placed in an obsolete reservoir to the rear of the bathhouse.⁶⁴ As explained by the authors of the technical report on the Superior, in order to improve the view from the Grand Promenade, "the floor of the reservoir was ... penetrated in several places, then the top sodded over after the debris was placed inside."⁶⁵

This attentiveness to details by the NPS is further illustrated by the list of required improvements to be completed prior to lease negotiations in March 1957. The list which W.F. Lake, president of the bathhouse, compiled in anticipation of the Park Service's inspection, included painting of the outside trim, the entrance, and the lobby and the repainting of all chairs, cots, stools, and vapors. Following a maintenance schedule of alternate years, all rooms were to be repainted, inclusive of all woodwork and trim. Both men's and women's showers were to be refinished and all tile and marble had to be cleaned and replaced, if necessary.⁶⁶ Approximately \$15,000 was budgeted to complete these tasks and secure a new lease.

The bathhouse management complied with the government's requests except for the renovation of, rather than the removal of, the lock boxes in the lobby and the placement of radiators on the wall rather than the ceilings in the men's bathing, dressing, and cooling rooms.⁶⁷

In November 1962, the park superintendent approved the expenditure of funds from the Superior's special improvement and rehabilitation fund for the purchase of whirlpool equipment.⁶⁸ However, Superintendent Atkinson approved only an expenditure in the amount of the fund's total, not in the amount that manager Vaught had requested.

In April of 1969, some exterior work including painting, replacement of chair cushions and awning installation was completed. The multicolored awnings provided a colorful complement to the structure's ivory-colored trim and red brick.⁶⁹

Funds were again drawn from the improvement and rehabilitation account in December 1969. These improvements included the purchase of two electric heaters, painting of the pack room and its cots, repairs to the pack room windows, the replacement of worn Venetian blinds in the ladies massage and cooling rooms as well as the men's cooling rooms with plastic window blinds, and the purchase of six electric turbine ejectors and aerators and seven dial thermometers.⁷⁰

Two furnaces were repaired at a cost of nearly \$1,000 in November 1970.⁷¹ Seven months later, eight air conditioners were installed.⁷² More repair and redecorating was undertaken in December 1972. Total expenditure for painting "all of the upstairs section of [the] Ladies side (excluding cooling room) and Cooling Room on the men's side," was \$595.52.⁷³ The awnings were replaced with similar ones in December 1973. At the same time, the outside of the building was painted with two coats.⁷⁴

In June of 1974, Clayton Farrar, the owner of the bathhouse, made three requests to the park superintendent to "block the entry of flood water up to the floor level of the building," thereby preventing a recurrence of recent water damage to the laundry and heating equipment. First, he requested permission to increase the height of the wall on the north side of the building to the floor level of the structure. Second, he asked to extend the staircase on the south side of

the bathhouse to the floor level of the building, and lastly, he wanted to raise the wall on the south and east sides of the staircase to the floor level of the bathhouse.⁷⁵ These requests requiring minor structural work were approved.

The Superior Bathhouse suffered minor flood damage again in January 1975, requiring the replacement of three motors for washers. At this time, boiler repair was completed and a cooler was purchased.⁷⁶ Nearly a year later, the exterior was again painted by the same painting contractor, John Nobles, at a cost of almost \$800, which was secured from the special improvement and rehabilitation fund.⁷⁷

In October of 1978, the boiler was upgraded and repaired.⁷⁸ Later in 1981, the front elevation was painted for \$304; portions of the interior, including the men's dressing room, rest room, and ramp as well as the ladies' cooling room were also painted. More painting was done in November 1982, including the front of the building and the entrance steps, the outside window sills on the north side, the men's cooling room and the radiators.

A year later, in 1983, the Superior closed and its furnishings, including the curved arm wicker rockers, which had replaced the Craftsman-style ones in the 1950s, were sold at auction. The bathhouse came under the ownership of the National Park Service at this time. Sometime after 1984 when HABS drawings were completed, the windows in the exterior walls of the basement were in-filled. The exterior staircase on the south elevation was removed between 1984 and the present, and a new south door was added at the first level. Maintenance work was done as needed by the Park Service with several major projects undertaken beginning in 1994. In that year, lead abatement of the interior was begun and a new roof was put in place. Painting took place in 1995 and again in 2001. Wood window rehabilitation began in 2002, and in the same year major roof repairs were completed.

ARCHITECTURAL HISTORY END NOTES

¹ "Superior," portions cited from Thomas Musick, abbreviated history of the Superior Bathhouse compiled by Mary Hudgins, Conference Room vertical files, Hot Springs National Park (HSNP), p. 1. Musick, a special investigator, came to Hot Springs at the request of the Secretary of the Interior, to investigate some of the government's concerns regarding the operation of the bathhouses on the Reservation.

² Laura Harrison, Bathhouse Row Special History Study, Architectural Portion (draft) (Denver, CO: NPS, Southwest Regional Office), p. 25.

³ Superintendent's Report, 1912, HSNP, p. 12.

⁴ Federal statute (1891) as cited by Laura S. Harrison, Bathhouse Row Special History Study, Architectural Portion, p. 28.

⁵ "Superior," abbreviated history compiled by Mary Hudgins, p.1.

⁶ Superintendent's Report, 1912, p. 11.

⁷ "New Bath House Plans Returned," *Sentinel Record*, 12 August 1915, p. 8.

⁸ Bo Sweeney, letter to W.P. Parks (Superintendent), 11 August 1915, p. 2. This and all subsequent letters, telegrams, and Memoranda are from the Conference Room vertical files, Hot Spring National Park. One of the government's foremost concerns in the design of the new Superior was "to eliminate the effect of the pagola (sic) being an afterthought or appendage."

⁹ Laura Harrison, p. 29.

¹⁰ Ibid.

¹¹ Bo Sweeney, telegram to W.P. Parks, 13 August 1915.

¹² "New Bath House Plans Returned," p. 8.

¹³ W.P. Parks, letter to (Franklin K. Lane) Secretary of the Interior, 27 September 1915, p. 1.

¹⁴ Ibid.

¹⁵ John M. Cutter, *Cutter's Guide to Hot Springs, 1916*, p. 27.

¹⁶ W.P. Parks, letter to (F.K. Lane) Secretary of the Interior, 17 March 1916.

¹⁷ "The New Superior Baths Opens Today," *Sentinel Record*, 15 February 1916, p. 3.

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Ibid.

²¹ Ibid.

²² Ibid.

²³ Ibid.

²⁴ Ibid.

²⁵ Ibid. It is interesting to note that the description of the ventilation system found in the Cutter's Guide of 1916 claims that the air was changed every fifteen minutes.

²⁶ "Specifications for a Steam Heating and Fan Blast System in the New Superior Bath House, Hot Springs, Arkansas," August 1915, p. 2.

²⁷ Ibid.

²⁸ Ibid., p. 2-3.

²⁹ Ibid., p. 7.

³⁰ Ibid., p. 11.

³¹ Laura Harrison mentions Schwebke briefly in her text. No additional information about the designer or his work could be located.

³² (H. Schwebke), "Specifications: Superior Bathhouse," 2 August 1915, p. 6.

³³ No basement plan could be located so the extant portions of the original foundation could not be precisely determined.

³⁴ "Specifications: Superior Bathhouse," p. 4.

³⁵ Ibid.

³⁶ Ibid.

³⁷ Ibid., p. 6.

³⁸ Ibid., p. 7.

³⁹ Ibid.

⁴⁰ Ibid., p. 8.

⁴¹ Ibid., p. 9.

⁴² Ibid.

⁴³ Ibid., p. 10.

⁴⁴ Ibid., p. 12.

⁴⁵ *Cutter's Guide, 1916*, p. 27.

⁴⁶ Ibid.

⁴⁷ Superintendent's Report, 1912, Hot Springs National Park, p. 12.

⁴⁸ The lobby's ceiling fixtures were replaced before the 1950s.

⁴⁹ "Plumbing Specifications," (Superior Bathhouse, August 1915), p. 16.

⁵⁰ A policy on the Reservation required that towels be laundered after each use by a guest thereby mandating laundry facilities on the premises.

- ⁵¹ W.P. Parks, letter to (F.K. Lane) Secretary of the Interior, 17 March 1916.
- ⁵² Ibid.
- ⁵³ W.P. Parks, letter to (Stephen T. Mather) Director NPS, 16 May 1918, p. 1.
- ⁵⁴ Ibid.
- ⁵⁵ W.P. Parks, letter to Director NPS, 13 July 1918.
- ⁵⁶ See Laura Harrison, p. 35-37, for further discussion.
- ⁵⁷ W.P. Parks, letter to Superior Bathhouse Company, 23 October 1920.
- ⁵⁸ See Laura Harrison, p. 40-42, for discussion of cooling tanks.
- ⁵⁹ Harry Bell, manager, letter to C.H. Waring, 8 June 1923.
- ⁶⁰ C.H. Waring, letter to W.L. Howlett, Secretary of Superior Bath House Company, 1 December 1923.
- ⁶¹ Ibid.
- ⁶² This description, "old windows in new locations," is found on the dated drawing. Blueprint of drawing can be found in the Medical Director's House drawing storage cases.
- ⁶³ See "Superior Bathhouse: Business History" regarding the hiatus in correspondence records.
- ⁶⁴ "Bathhouse Row Adaptive Use Program: The Superior Bathhouse Technical Report 2," June 1985, p. 16.
- ⁶⁵ Ibid.
- ⁶⁶ W.F. Lake (President, Superior Bathhouse), letter to D. S. Libbey (Superintendent Hot Springs National Park), 25 March 1957.
- ⁶⁷ W.R. Lake, letter to D.S. Libbey, 15 July 1957.
- ⁶⁸ Robert H. Atkinson (Superintendent), letter to L.A. Vaught (manager, Superior Bathhouse), 6 November 1962.
- ⁶⁹ Though no corroborating correspondence could be found indicating the installation of awnings prior to the 1960s, awnings are seen in photographs of the bathhouse from the 1950s.
- ⁷⁰ Ernest Housley (manager, Superior Bathhouse), letter to (Bernard T.) Campbell, 29 December 1969.
- ⁷¹ Ernest J. Housley, letter to Superintendent (Campbell), 10 November 1970.

⁷² Ernest J. Housley, letter to Superintendent (Campbell), 15 June 1971.

⁷³ Ernest J. Housley, letter to Superintendent (Campbell), 20 December 1972.

⁷⁴ Ernest J. Housley, letter to Superintendent (Bernard Goodman), 10 December 1973.

⁷⁵ Clayton Farrar (President, Superior Bathhouse Company), letter to Bernard Goodman, 6 June 1974.

⁷⁶ Carolyn Coston (Manager, Superior Bathhouse), letter to Superintendent (Bernard Goodman), 18 January 1975.

⁷⁷ Carolyn Coston, letter to Superintendent (Bernard Goodman), 22 November 1976.

⁷⁸ Carolyn Coston, letter to Superintendent (Richard H. Maeder), 12 October 1978.

C - PHYSICAL DESCRIPTION

SITE

The primary construction materials used on site are brick, reinforced concrete and steel. Concrete has been used for the sidewalk, ramp, stairs, cheek walls, landings and runnels. Welded iron has been used for the front railings, wrought iron for the rear gate, and pipe metal has been used on the stairs in the rear of the building. Cast metal has been used in drain appurtenances.

NORTH SITE:

Description:

To the north of Superior is a large lawn. The north site is defined by the concrete runnel, which is a few feet north of the structure and beyond the scope of this HSR. The ground cover is grass with shrubs and a China fir tree growing near the western portion of the elevation. The ground slopes up to the east where there is exposed bedrock. A pipe and chain link fence border the site at this location. An electrical box is placed in close proximity to the building, at approximately the center point.

Condition:

The site and vegetation are in excellent condition.

WEST SITE:

Description:

Between the front sidewalk and the building façade is a lawn. A concrete ramp extends from the sidewalk to the front door, and is flanked on either side by concrete sidewalks and stairs leading to the entrance landing. There are welded iron railings on the cheek walls of the stairs and ramp. The outermost rails are attached to the building façade.

Condition:

The vegetation is in excellent condition. The north stairs exhibit cracking at the base of the top riser and on the nose of the third stair. There is a long crack on the north side of the ramp, which is parallel with its slope. The crack was repaired recently and damage was most likely due to settlement. Along this portion of the ramp and on the south ramp (south facing) cheek wall is efflorescence. The rails are new and in excellent condition.

SOUTH SITE:

Description:

The south site sidewalk and stairs are poured-in-place concrete. A set of stairs leads east of the structure back to an early reservoir. The landing of the staircase is roughly one and one-half feet high with a railing. A chain is linked to the wall and the railing. There is also a metal railing that borders the stairs and a metal railing to the north of Hale's stairscape, Metal gates cross the walk in line with the east elevation. The gates are shared with Hale.

Condition:

The poured-in-place concrete is new and in excellent condition. The metal railings and gate are also in excellent condition.

EAST SITE:

Description:

The building is set into the natural bank, now seen as the exposed bedrock and grass area. A concrete runnel begins at the far northeast corner of the building, running around to the south and then again along the east elevation. The structural base along the southern end of the elevation abuts the concrete "sidewalk" in this location. The sidewalk or concrete pad covers a portion of the site with the far south portion being grass. An original reservoir from the 1880's construction phase is in the southern portion of the east site, which is beyond the physical limits of the HSR. This spring is covered by a brick arch, and further upslope are concrete pylons probably from an old cooling tank. The stairs from the south elevation lead to the top of the reservoir.

Condition:

The east site is in good condition, however the brick arch and reservoir should be investigated further.

EXTERIOR:

Description:

The Superior is unique among the bathhouses: It is a brick structures with two types of brick, the newer brick being textured. When built, the brick from the earlier Superior bathhouse was used in the new construction along the south elevation. The later brick is coarse textured, matt face, with horizontal markings. The joints in the brick are quite large with an average width of 1/2" and are recessed creating deep shadows. The head joint is occasionally larger than the bed joint, and in most cases, this occurs at the areas between windows.

Superior Bathhouse's structural system consists of the foundations of the earlier Superior bathhouse, which is partially in bedrock. The early foundation was reinforced with poured

concrete and the floors and interior walls are reinforced concrete and steel. The structural concrete slabs are sound.

The building is two stories in height, with a projecting sitting area (formerly a sun porch) on the west elevation. The building is "L" shaped in plan. The west elevation and the west portion of the north elevation are the most detailed. The surface detailing expresses a classical vocabulary and includes: brick pilasters where the capitals have an engaged bracket on center, a base, body, entablature, parapets, which rise above the original galvanized sheet metal cornice (on the north and west elevation), oculi or medallions over the center of the capitals, and limestone window sills. The wooden window surrounds and mullions are simple and painted teal. The brickwork is patterned and projects in areas creating the pilasters, and there are painted concrete elements within the pilasters. The decorative emphasis is on the brick pilasters and the cornice. The style is Classical Revival.

NORTH ELEVATION:

The north elevation is expressed as three masses and is built into the outcropping to the east. The central portion is the dominant mass. It has a cornice, parapet and pilasters, one at the northwest corner and the other in the center of the elevation. The center pilaster defines the two masses, as does the amount of detail. The east mass has significantly less detailing than the west though there is decorative brickwork coursing, which is carried out at the same height as the cornice along the west portion. The brick soldier course is topped by two stringcourses that corbel out from the elevation. The third receding mass is the north elevation of the sitting area and is partially obscured by foliage. It does, however, have the same detailed decorative scheme as the western portion of the building.

Fenestration along the north elevation is not symmetrical. There is no specific harmony or rhythm of the windows as they are functions of the buildings interior spaces. The two windows on the second story near the west elevation (Room 203, Men's Lounge) are larger in size, 12-over-1 double hung sash windows with transparent glass. The rest are smaller, 9 pane casement windows, and there is one less window on the second story. Most of the casement windows are single though there are pairs of double windows at the east portion of the building. For the most part, sill height remains the same.

The windows on the sun porch are a 12-over-1 double-hung sash.

Specific to the north elevation is the rise in slope at the ground level. A louvered window frame is placed at the far east of the structure at the ground level. There are three conductors and downspouts on this elevation, the east two collect water through scuppers, the west through an internal drainpipe.

Condition:

The overall elevation is in good condition.

It is possible that the brick stringcourse to the east that corbels outwards has a reverse pitch that allows water to get into the building between the brick wythes. There is vegetation growing out of the building at this point (small woody plants) that would support this

condition. There is also efflorescence or lime washing out of the mortar joints and discoloring the brick. This is also indicative of water being in the system. Some of the mortar has deteriorated.

Repointing is required in less than 5% of the overall structure.

The galvanized sheet metal cornice is in good condition and has been painted recently.

A small amount of bituminous waterproofing material is exposed at the ground level where the landscaping slopes upward.

The windows are in excellent condition as they have been restored where possible and replaced where necessary.

WEST ELEVATION:

Description:

This elevation is the building façade and the primary entrance. The entry is recessed in the sitting area, a one-story mass projecting from the primary mass approximately 12', and is 3' from the corners of north and south elevations.

There are three double wooden and glass doors in the alcove with transoms overhead. Each transom has eight panes. The return walls are single glass panels with a four-paned transom overhead. Above the entry, on the frieze panel of the cornice, black raised lettering is used to display the building's name: "SUPERIOR BATHS". The landing to the entrance has a 6" x 6" quarry tile floor.

The sitting area has one window bay with two openings on each of its north and south elevations, and four across the west elevation. The window openings nearest the entrance door have three windows per bay and the rest have two windows per bay. The windows are 12-over-1 rectangular double hung sashes and contain seven sashes in the upper portion and one below. In the lower section, there is one light. On the second story, windows are 12-over-1 and 9-over-1.

The detailing of the façade and cornice of the sitting area and the second story are described in the general description.

The parapet on this elevation has limestone coping on the upper and lower parapets.

Conditions:

The overall elevation is in good condition.

There is a vertical crack in the concrete apron associated with the porch extension (front ramp). It runs through the apron, then stair steps upward to the south, terminating in line with the head joint underneath the south column of the two columns in the three part windows. This appears to be related to settlement.

There are settlement cracks at the northwest and southwest corners of the sitting area.

SOUTH ELEVATION:

Description:

The south elevation is "L" shaped. The brick used on this elevation is from the 1893 Superior Bathhouse. The only decoration on this elevation is the pilaster at the far west corner. The parapet on this elevation has vitrified clay coping tiles. Specific to this elevation is a new metal door leading to the Women's Bath Hall. The windows are small casements with 9 panes, with a limestone sill, with the exception of the west most windows on the second floor. At the "L" is a chimney and airshaft. A small concrete pad is adjacent to both walls at this location, between the wall and the concrete runnel that extends the length of the elevation. There are two conductors and downspouts on the west portion of the elevation that connect with scuppers that penetrate the parapet. A meter is located on this elevation near the west downspout.

Conditions:

Behind the downspout in the eastern corner is an area of bricks that require repointing. This may have been associated with a downspout seam leak on the backside of the downspout. The current downspout appears new, so this problem may already have been mitigated. Repointing is required in less than 5% of the surface area.

Lime has leached from the joints at the point where the parapet wall and roof meet.

At the east portion, west side, there are small holes in the brick, and along the base under the ground floor windowsill is exposed bituminous waterproofing material.

There is some discoloration around the windowsills along the chimney shaft. The bricks are unevenly weathered.

EAST ELEVATION:

Description:

The east elevation is "L" shaped. The northern portion extends to the outcropping. There is no decorative treatment of this elevation. The window details are the same as the south elevation. There are two downspouts on this elevation, one at the southern corner of the north portion and the other at the corner of the chimney shaft and the northernmost corner of the southern part of the elevation.

Conditions:

There are small holes in the bricks on the upper portion of the south part of this elevation, along the parapet and in line with the second story windowsills at the south part of the building.

Repointing is needed in some areas. Lime has leached from the joints at the point where the parapet wall and roof meet. Less than 5% of the surface area needs to be repointed.

ROOF:

Description:

Superior has two roofs, one over the main body of the structure and one over the sitting area. Both roofs are flat. There are parapets on all elevations, which are higher along the west and north elevations. Two types of copings are used: a limestone coping strip of varying heights along the entire west elevation at both levels and along the north elevation, and a vitrified clay coping covering the east and south elevations. The limestone is 18" – 20" in width on the west elevation, 14" in width on the north elevation, east and between 3 1/4" – 4" in height at all locations. It is secured with a mortar setting bed with metal flashing below. The back of the west wall and west portion of north parapet wall has roofing tar laid over a concrete parge coat, over brick masonry. The remaining walls, which are shorter in height, are totally covered in rolled mineral asphalt roofing and copper flashing so the underlying material is not visible. The rolled mineral asphalt roofing material joints appear to be hot mopped.

There is a hatch in the roof near the east elevation, where the north portion projects. There are eight drains in the roof that either lead to the downspouts or internal drains. On the lower roof, there are two drains leading to internal downspouts.

Condition:

The copper flashing is in excellent condition as it was recently replaced.

The roof has been laid at too low of a slope and is extremely lumpy. Perhaps this is consistent with loose fill insulation, such as Perlite, but that is conjectural. There are leaks in the head joints of the coping strip at different places, which is evidenced by deposits on the sheet metal flashing under the coping strip.

The vitrified clay coping, some manufactured by Macombs T Works SP and others by Texarkana Type Company are quite similar and in good condition. There is mostly crazing and some chips to the surface.

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 those that should be addressed in conjunction with materials conservation and adaptive reuse.

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

Room Number:	B01-B06
Room Name:	Basement Rooms
Floor Finish:	Poured-in-place concrete
Wall Base:	None
Walls:	
North:	Poured-in-place concrete
East:	Poured-in-place concrete
South:	Poured-in-place concrete
West:	Poured-in-place concrete
Others:	Partition walls, scratch coat over undetermined tile
Ceiling:	Poured in place concrete, exposed
Windows:	None
Doors:	New metal doors
Special Feature:	Wall openings in-filled with brick and wood stairway at the lowest section. For portions of the upper staircase see Room 109, Lobby.

Key Conditions Concerns:

There is a series of small cracks in the floors and walls of the following rooms:

B03: The concrete at the column base in the southeast corner of the room is deteriorated.

B04: Two parallel cracks in the east wall, and six or more floor cracks that radiate out in a pattern.

B05: One crack in the exterior north wall.

B06: One crack in the south wall, and one crack in the floor, which runs north and south from the exterior (north) wall across the hall.

Room Number:	101
Room Name:	Electrical
Floor Finish:	White hexagonal ceramic tile (except 5 square feet where it has been removed)
Wall Base:	White 6" ceramic tile at the north wall
Walls:	
North:	Exposed brick
East:	Exposed brick
South:	Exposed brick
West:	New dividing CMU wall
Others:	
Ceiling:	Scratch coat plaster (95% intact)
Windows:	One double hung window on the north wall; one louvered on the south
Doors:	New metal door
Special Feature:	Metal electrical box covering the floor at the southeast corner

Key Conditions Concerns:

The ceiling is missing 5% of its plaster scratch coat.

Most of the white ceramic tile base is missing in this room.

Room Number:	102
Room Name:	Men's Hot Room
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile, in part
Walls:	Built-up shower base composed of ceramic tile at the southwest corner
North:	Exposed brick
East:	New CMU masonry
South:	Exposed brick
West:	Fired clay partition tiles
Others:	
Ceiling:	New plaster, no evident condition problems
Windows:	One double hung each on the north and south walls
Doors:	Hollow metal door at east wall
Special Feature:	

Key Conditions Concerns:

The white hexagonal ceramic floor tile has been removed from a 5 square foot area of this room.

Tile is missing in the southwest corner of the room.

There is a built-up floor section, which resembles an old shower stall base.

Room Number:	103
Room Name:	Men's Bath Hall
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 2" x 6" ceramic tile wainscot 6' high
Walls:	Marble partition walls with brass fittings separate individual bathing areas (as shown on plans)
North:	Exposed brick
East:	Fired clay partition tile
South:	Exposed brick (east) and structural partition tiles
West:	Fired clay partition tile
Others:	
Ceiling:	Plaster (45% to 50% intact)
Windows:	Double hung windows on the north and south walls
Doors:	
Special Feature:	Georgia marble bath partitions

Key Conditions Concerns:

Ceramic tile is missing where bathtubs were removed.

The plaster is loose on the northeast wall.

Room Number:	104
Room Name:	Men's Toilet
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	
North:	Scratch coat plaster over brick
East:	Scratch coat plaster
South:	Scratch coat plaster
West:	Scratch coat plaster
Others:	
Ceiling:	Plaster (90% intact) over flat concrete
Windows:	One double hung window on the west wall
Doors:	Missing on the south
Special Feature:	

Key Conditions Concerns:

The ceiling is missing about 10% of its plaster.

Room Number:	105
Room Name:	Men's Dressing
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	Plaster is on average, 95% intact
North:	Scratch coat plaster (95% intact)
East:	Scratch coat plaster (95% intact)
South:	Scratch coat plaster (95% intact)
West:	Scratch coat plaster (95% intact) over brick
Others:	Partition walls with fired clay tile
Ceiling:	Scratch coat plaster (90%-95% intact) over flat concrete
Windows:	Three double hung windows on the north wall, and two on the west (in-filled).
Doors:	One in-filled doorway on the south near the stairway
Special Feature:	A historic radiator on the west wall underneath the windows.

Key Conditions Concerns:

Missing plaster.

Room Number:	106
Room Name:	Women's Hot Room
Floor Finish:	White hexagonal ceramic tile
Wall Base:	Scattered, white 6" ceramic tile, missing at many locations in the room
Walls:	Plaster is on average 95% intact
North:	Scratch coat plaster (95% intact), over fired clay partition tile
East:	Scratch coat plaster (95% intact), over fired clay partition tile
South:	Scratch coat plaster (95% intact), over fired clay partition tile
West:	Scratch coat plaster (95% intact), over fired clay partition tile
Others:	Partition wall covered in white ceramic, tile surrounds a shower
Ceiling:	Scratch coat plaster (95% intact)
Windows:	Two windows on the east wall, where exposed brick surrounds the frames.
Doors:	Door in the south wall is missing
Special Feature:	

Key Conditions Concerns:

Room Number:	107
Room Name:	Women's Toilet
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	Gray marble partition wall with brass fittings
North:	Fired clay partition tile
East:	Scratch coat plaster (80% intact), over brick
South:	Fired clay partition tile
West:	Fired clay partition tile
Others:	
Ceiling:	Flat concrete
Windows:	One window on the east wall
Doors:	None
Special Feature:	Marble stall partition wall
Key Conditions Concerns:	
<p>Missing plaster.</p>	

Room Number:	108
Room Name:	Storage
Floor Finish:	Poured-in-place concrete
Wall Base:	None
Walls:	
North:	Plaster, heavy texture
East:	Plaster, heavy texture
South:	Plaster, heavy texture
West:	Plaster, heavy texture
Others:	
Ceiling:	Poured-in-place concrete, and the underside of the concrete stairs
Windows:	None
Doors:	One hollow panel door with modern hardware on the west wall
Special Feature:	

Key Conditions Concerns:

Room Number:	109
Room Name:	Lobby
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	White 2" x 6" ceramic tile wainscot, on the arch columns, to a 42" height, and at stairways
North:	Plaster, heavy texture
East:	Plaster, heavy texture
South:	Plaster, heavy texture
West:	Plaster, heavy texture
Others:	
Ceiling:	Plaster, heavy texture and recently painted
Windows:	None
Doors:	None
Special Feature:	Arched openings between this room and the sitting room; the marble desk counter with metal storage boxes, and neon "Superior" light beyond.

Key Conditions Concerns:

There are some substantial cracks in the floor in line with the columns, at the "joint" with Room 110 and in the Sitting Area.

Room Number:	110
Room Name:	Sitting Area
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	
North:	Plaster, heavy texture
East:	Plaster, heavy texture
South:	Plaster, heavy texture
West:	Plaster, heavy texture
Others:	
Ceiling:	Plaster, heavy texture and recently painted
Windows:	Multiple
Doors:	Primary entry
Special Feature:	Arched openings between this room and the Lobby; the acorn light fixtures that traverse the center of the room; wall sconces and foot rails.

Key Conditions Concerns:

Portions of the floor appear to have been removed or replaced at some earlier time. There are also areas of missing and loose floor tiles, and substantial cracking. In particular, those running north and south commencing with the pilasters on the south wall.

The doors have not been finished but are stripped, thus the outside surface is particularly vulnerable.

Room Number:	111
Room Name:	Women's Dressing
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	Plaster is on average, 85%-95% intact
North:	Scratch coat plaster (85%-95% intact), over fired clay partition tile
East:	Scratch coat plaster (85%-95% intact), over fired clay partition tile
South:	Scratch coat plaster (85%-95% intact), over brick
West:	Scratch coat plaster (85%-95% intact), over brick
Others:	Stairway walls
Ceiling:	Exposed; scratch and brown coats mostly removed
Windows:	Two on the south, and two double hung in-filled windows on the west.
Doors:	
Special Feature:	Stairway to basement

Key Conditions Concerns:

The room is filled with file cabinets, thereby limiting visual accessibility.

There appears to be a small crack in the floor slab in the extreme southwest corner of the room.

Room Number:	112
Room Name:	Women's Bath Hall
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	White ceramic tile wainscot 6' in height; Georgia marble partitions with brass fittings.
	North: Scratch coat plaster
	East: Incomplete plaster over brick
	South: Incomplete plaster over brick
	West: In part, fired clay partition tile
Others:	
Ceiling:	Scratch coat plaster
Windows:	
Doors:	Metal exit door with panic bar hardware on the south wall
Special Feature:	Original bath and sitz tubs are still in place as are the Georgia marble partitions and fittings.

Key Conditions Concerns:

Most of the ceramic tile wainscot appears to be in excellent condition as does the floor. Where bath fixtures were removed, there is damage to the adjacent tiles.

Room Number:	201
Room Name:	Men's Dressing
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	Minor fired clay partitions on the north and south walls
North:	Exposed brick
East:	Exposed brick
South:	Scratch coat plaster over brick on the east portion of this wall
West:	Brick with most of the scratch coat plaster intact
Others:	Toilet Room 202 is subdivided from this room at the northwest corner
Ceiling:	Concrete
Windows:	All windows in this room are nine light awning style; all are clear glass panes except for two, which have a starburst pattern.
Doors:	Missing
Special Feature:	
Key Conditions Concerns:	

Room Number:	203
Room Name:	Men's Lounge
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	
North:	Exposed brick
East:	Scratch and brown coat plaster over fired clay partition tile
South:	Scratch and brown coat plaster over fired clay partition tile
West:	Exposed brick
Others:	
Ceiling:	Mostly scratch coat plaster over flat concrete
Windows:	Two double hung windows on the north and two on the west; twelve over one double hung sash, translucent, with horizontal ribbing in the lower sash on the two west windows. The rest contain clear glass panes.
Doors:	Missing
Special Feature:	

Key Conditions Concerns:

There is exposed, rusting rebar within portions of the ceiling concrete, including the beams.

Room Number:	204
Room Name:	Men's Cool Room
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	Plaster is on average 75% intact
North:	Scratch and brown coat plaster over fired clay partition tile
East:	Scratch and brown coat plaster over fired clay partition tile
South:	Scratch and brown coat plaster over fired clay partition tile
West:	Scratch and brown plaster coats over brick
Others:	
Ceiling:	Scratch coat plaster over flat concrete, missing some areas
Windows:	Four double hung windows on the west
Doors:	Missing
Special Feature:	
<p>Key Conditions Concerns:</p> <p>Missing plaster.</p>	

Room Number:	205
Room Name:	Men's Massage (see 201)
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	
North:	None
East:	Plaster (60% intact), over brick
South:	Fired clay partition tile
West:	Plaster
Others:	Stairway half-wall
Ceiling:	Concrete
Windows:	Two on the east wall
Doors:	Missing
Special Feature:	Stairway to the first floor
Key Conditions Concerns:	

Room Number:	206
Room Name:	Toilet
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	Georgia marble partition with brass fittings
North:	Scratch coat plaster over fired clay tile
East:	Scratch coat plaster over brick
South:	Scratch coat plaster over fired clay tile
West:	Scratch coat plaster over fired clay tile
Others:	
Ceiling:	Scratch coat plaster over flat concrete
Windows:	One double hung window with brass handholds on the east
Doors:	Missing
Special Feature:	
Key Conditions Concerns:	

Room Number:	207
Room Name:	Locker
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	
North:	Scratch and brown coat plaster (30% intact) over fired clay tile
East:	Scratch coat plaster over fired clay partition tile above the lockers
South:	Scratch and brown coat plaster over fired clay partition tile
West:	Partition; scratch coat plaster over fired clay partition tile
Others:	
Ceiling:	Scratch coat plaster over flat concrete
Windows:	None
Doors:	Missing
Special Feature:	The original lockers, and white Georgia marble stairs.
Key Conditions Concerns:	
<p>Conservation of the historic metal lockers.</p> <p>Plaster repairs.</p>	

Room Number:	208
Room Name:	Women's Cool Room
Floor Finish:	White hexagonal ceramic tile
Wall Base:	
Walls:	Plaster is on average, 85% intact
North:	Scratch coat (85% intact) over fired clay partition tiles
East:	Scratch coat (85% intact) over fired clay partition tiles
South:	Scratch coat (85% intact) over fired clay partition tiles
West:	Scratch coat plaster over brick
Others:	
Ceiling:	Scratch coat plaster
Windows:	Four windows with ribbed translucent glass in the lower sash on the west wall
Doors:	Missing
Special Feature:	

Key Conditions Concerns:

There are "alligator cracks" in all of the plaster in this room.

Room Number:	209
Room Name:	Women's Dressing
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	
North:	Scratch coat plaster over fired clay tile
East:	Exposed brick
South:	Exposed brick
West:	Fired clay tile partitions
Others:	
Ceiling:	Scratch and brown coat plaster over flat concrete with some exposed rebar; the beams still retain their plaster so any condition problems with the rebar are unknown.
Windows:	
Doors:	Missing
Special Feature:	

Key Conditions Concerns:

There is some "stair-step" cracking of the plaster in the southeast corner of the room.

Rusted rebar in the ceiling.

D - CHARACTER DEFINING FEATURES

OVERVIEW

The Superior Bathhouse was described as follows in the 1985 Historic Landmark Nomination form:

The northernmost bathhouse on the row is the Superior, completed in 1916 and designed by Harry C. Schewbke of Hot Springs, Arkansas. The building is simply designed in an eclectic commercial style of classical revival origin. The building has two stories and a basement, is L-shaped in plan and is constructed of brick masonry and reinforced concrete. It contains 23 rooms and more than 10,000 square feet. Principal exterior architectural details are on the front elevation. The three bays are separated by brick pilasters with patterned insets and are decorated with concrete painted in imitation of ornamental tile. Green tile medallions (paterae) are centered over the pilasters in the friezes below the first and second story cornices. The one-story sun porch at the front elevation projects out from the main mass of the two-story building. The first floor contains the sun porch, the lobby flanked by the stairs, and the bathing facilities. The men's bath hall, dressing rooms and pack room are on the north end of the building. The women's smaller facilities are on the south side of the building. The second floor has additional dressing rooms, a lounge, and massage rooms. Bath stalls are marble-walled with tile floors and solid porcelain tubs. The front desk in the lobby is marble. Stairs are marble and tile. Most of the interior hardware is brass. Walls vary from painted plaster to marble (men's hot room) to tile (bath halls). The double hung wood frame windows have twelve lights over one light. A concrete ramp edged with wrought iron railings provides a central entrance to the structure. A cooling tank and steel frame to support it were added to the rear of the building in 1920. The building was damaged by a flood in 1923, but the extent of repairs is not known. Some remodeling was completed on the interior in the 1930s, but again the extent of those changes is unknown. In 1957, the massage room was extended, wall radiators were installed, floors were re-tiled, and modern lighting fixtures were added.

AREA/FEATURES

SITE:

1. Building Site/Position in Context:

Superior 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.

2. Building Position on Site:

Superior 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. To the north, there is an extended lawn area between the structure and the street. A sidewalk to the south of Superior continues behind the structure to stairs which lead to the covered spring.

3. Entry:

The front entry to Superior bisects the site, extending to the midpoint of the elevation. The sidewalk on the south side of Superior leads to a secondary entrance on the first floor into the Women's Bath Hall.

EXTERIOR:

4. Facade:

The facade is symmetrical about the centerline. The sitting area 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. The entry is emphasized by volume, exhibited through the entrance vestibule, the tiling on the porch, the detailing of fenestration, the parapet and floorscape. Above the entry, there is lettering that displays the building name.

The Classical Revival style is exhibited through the tripartite division of the structure, with a base, body and entablature that is divided into architrave, frieze and cornice. There are pilasters with Doric capitals with engaged keystones on center. The pilasters on the far north and south end of the building extend the height of the elevation, and on the first and second floors surrounding the windows, they are one-story in height.

The window openings are formal by their regularity in spacing and uniformity in division. The pattern of the windows, their size and the bays sizes vary, though they are harmonious and symmetrical. Sill height, glazing type, and wall to fenestration proportion provide exterior clues to the interior function of the rooms. Low sills and large windows are functions of the sun porch whereas higher sills on the second story window are used in the more private areas.

The decorative treatment of the exterior wall surface is subdued: the structure is brick, with decorative brickwork, white pyramidal decorative concrete units interspersed in the decorative brickwork in pairs, and medallions which are placed over the pilasters. The decorative elements create a balanced rhythm. The teal painted window frames, white concrete units, red brick and dark medallions are aesthetically harmonious. The color combination, with the regularity of the windows and the classical elements, sum up the eclectic nature of the building.

5. North and South Elevations:

The north and south elevations differ from one another. The north elevation is expressed as three masses: the central with the most detailing, the west which is the recessed sitting area,

and the east portion which has less detail. The south is one projecting mass and one receding mass.

There is little surface detailing on the two-story elevations. There are pilasters on the western most portions of the elevations at the corners. The north elevation expresses classical vocabulary with its base and entablature. The parapet rises above the cornice and is plain brick with tile coping.

On both elevations, the second story windows near the west elevation (Room 203, Men's Lounge and 210, Women's Massage) are larger in size, 12-over-1 double hung sash windows with transparent glass. The rest are smaller.

6. East Elevation:

The east elevation is L-shaped and the northern mass projects close to the outcropping while the south half recedes. The windows are small and high indicating the interior use of the space as more private than along the west elevation.

7. Roof:

The Superior Bathhouse has two roofs. Both are flat with a brick parapet. The parapet of the north elevation is higher at the west portion than the east. The parapet over the entry vestibule, and the parapet along the west elevation and the west portion of the north parapet have a stone coping. The remaining parapets have vitrified clay tile copings. There is a hatch near the east parapet.

ARCHITECTURAL STYLE

INTERIOR:

8. General Circulation and Organization:

The front lobby was historically used for processing clients. 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.

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. Some of the rooms still have the bathing accoutrements. Descriptions of the defining features of each room will follow the room number order referred to in the interior conditions section.

Room 101, Electrical:

--White hexagonal floor tile

Room 102, Men's Hot Room:

--White hexagonal tile floor

Room 103, Men's Bath Hall:

--White hexagonal floor tile
--2" x 6" white ceramic tile wainscot
--Marble partition walls
--Bathing accoutrements

Room 104, Men's Toilet:

--White hexagonal floor tile
--6" ceramic tile base
--Small, high window providing privacy
--Marble partition

Room 105, Men's Dressing Room:

--White hexagonal floor tile
--6" ceramic tile base

Room 106, Women's Hot Room:

--White hexagonal floor tile
--6" ceramic tile base
--Shower in southeast corner, with 2" x 6" wall tile to height of partition wall

Room 107, Women's Toilet:

--White hexagonal floor tile
--6" ceramic tile base
--Marble partition

Room 109, Lobby:

--White hexagonal floor tile
--6" ceramic tile base
--Metal storage boxes for valuables on east wall
--Alabama white marble desk
--2" x 6" tile wainscot, 42" in height on columns separating Lobby from Room 110, Sitting Area
--2" x 6" tile wainscot next to doors leading to Women's and Men's areas, on north and south walls
--Original doors to Women's and Men's areas, wood with glass panels with "Women's" and "Men's" in black and gold lettering
--Staircases to upstairs offices with double doors, wood with glass with "Stairs to Offices, Watch Your Step" in black lettering

Room 110, Sitting Area:

--White hexagonal floor tile
--12-over-1 double hung sash windows with transparent glass on north, west and south walls
--Three double doors lead into the building, all are wood with glass panels and transoms overhead; each transom has 8 panels

--Elliptical arches separating Sitting Area from Room 109, Lobby

Room 111, Women's Dressing Room:

Same description as Room 105, Men's Dressing Room

Room 112, Women's Bath Hall:

- White hexagonal floor tile
- 2" x 6" white ceramic tile wainscot
- Georgia marble partition walls
- Bathing accoutrements

Room 201, Men's Dressing Room & 205, Men's Massage:

- White hexagonal floor tile
- 6" white ceramic tile base

Room 202, Men's Toilet:

- White hexagonal floor tile with black tile set in a flower pattern
- 6" ceramic tile base
- Marble partition wall

Room 203, Men's Lounge:

- White hexagonal floor tile
- 6" white ceramic tile base
- Two 12-over-1 double hung windows, translucent with horizontal ribbing in lower sash on west wall
- Two 12-over-1 double hung windows with transparent glass in lower sash on north wall

Room 204, Men's Cool Room:

- White hexagonal floor tile
- 6" white ceramic tile base
- Four double hung windows in west wall, two 12-over-1 and two 9-over-1, all have translucent glass with horizontal ribbing in lower sash
- Glass window in east wall, glass is thick though transparent and has vertical ribbing, facing the stairwell
- Radiator along west wall

Room 206, Women's Toilet:

- White hexagonal floor tile
- 6" white ceramic tile base
- Georgia marble partition walls

Room 207, Women's Locker:

- White hexagonal floor tile
- 6" white ceramic tile base
- Wooden cubbies along east wall
- Staircase to the west, this wall is only 3 1/2 feet high, with marble cap

Room 208, Women's Cool Room:

- White hexagonal floor tile
- 6" white ceramic tile base
- Four double hung windows in west wall, two 12-over-1 and two 9-over-1, all have translucent glass with horizontal ribbing in lower sash
- Glass window in east wall, glass is thick though transparent and has vertical ribbing, facing the stairwell
- Radiator along west wall

Room 209, Women's Dressing Room:

- White hexagonal floor tile
- 6" white ceramic tile base
- Radiator at east wall, and at west wall in northwest corner

Room 210, Women's Massage:

- White hexagonal floor tile
- 6" white ceramic tile base
- Two 12-over-1 double hung windows, translucent with horizontal ribbing in lower sash on west wall
- Two 12-over-1 double hung windows with transparent glass in lower sash on north wall
- Radiator along west wall

10. Stairways:

There are three sets of staircases in Superior. One set originates in the lobby going to the offices above, one leads from the dressing areas to the upstairs and the other leads to the basement. The stairs have marble risers, treads, bases, newel posts and wainscoting. The wainscot is Alabama white.

11. Utility Spaces:

The utility spaces are located in the basement.

12. Doors:

The entrance doors are the original wood with glass panels with the original hardware remaining intact.

E - 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. Superior 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 Superior 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 construction in 1916, and because the date of significance is from 1915 – 1947, it retains its integrity from the designated period of significance. Because so few changes have occurred, it is a good example of bathhouses of the 1910s and 1920s. The building also incorporated reused brick from the earlier Superior. The only exterior addition to Superior was the extension of the Sun Porch, which added an additional window bay at each end. Equipment and wiring systems have been changed as needed over the years. The fact that few changes have been made contributes greatly to the ability of the Superior to successfully convey a sense of history.

Another aspect of Superior, though not in the scope of this HSR, that adds to its historic character is the spring in the rear, a remnant from the earlier period of bathhouses.

Chamberlin Architects completed a Schematic Design study in June 2004 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 Sitting Area, and the Stairs. The remaining material left in the Lobby and Stairs are: the flooring tiles; 6" ceramic tile base; metal storage boxes; Alabama white marble desk; 2" x 6" tile wainscot, 42" in height on columns separating Lobby from Room 110, Sitting Area; 2" x 6" tile wainscot next to doors leading to Women's and Men's areas on north and south walls; original doors to Women's and Men's areas, wood with glass panels with "Women's" and "Men's" in black and gold lettering; staircases to upstairs offices with marble wainscot, tread and risers; the double doors, wood with glass with "Stairs to Offices, Watch Your Step" in black lettering.

The remaining material in the Sitting Area are: white hexagonal floor tile; 12-over-1 double hung sash windows with transparent glass on north, west and south walls; three double doors leading into the building, all are wood with glass panels with transoms over head, and each transom has 8 panels; elliptical arches separating Sitting Area from Room 109, Lobby.

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. The remaining material of the first floor is historically significant at some level, with the original flooring still intact. Materials remaining in the historic lobby and office convey 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 Superior 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 D* date June 1, 2004 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 Superior Bathhouse rehabilitation will consist of shell and core rehabilitation for historic lease or concession contract with final finish by lessee. The *General Management 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 significant remaining historic elements or are historically significant rooms in the lease space as identified in the BATHHOUSE ROW ADAPTIVE USE PROGRAM - TECHNICAL REPORTS dated June 1985.	<ul style="list-style-type: none">• Historic finishes and fixtures will be repaired or replaced to match as closely as possible the remaining historic fabric and historic photographs.• Missing historic elements including luminaires, if currently in storage, will be reinstalled and copied if necessary. If not available and if sufficient information exists, they will be reproduced.• 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.

- These spaces 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.
- These will be cleaned, stabilized and finished to a utility level.

**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.

HISTORIC SPACES

The Bathhouse Row Adaptive Use Program Technical Report for the Superior Bathhouse identifies several areas as being Distinguishing Historic Interior Space. These primary historic areas include the Lobby and Sitting Area, and the North and South Stairs. Primary Historic areas will be rehabilitated. Historic finishes and fixtures will be restored or replaced if adequate documentation exists. Historic mouldings, walls and ceilings will be 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. The second floor rooms designated in the 1985 Technical Report will not be treated as Primary Historic Space in this report because most of the distinguishing materials have been removed since the time the technical reports were written.

PROGRAM

The program for the Superior 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 analyze 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 protection system will be added throughout the building. These modifications will bring the bathhouse into compliance for occupancies B and M. For other occupancy groups several options exist to bring it into compliance but these would have to be reevaluated with a specific lessee to determine the most effective way to meet code requirements.

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, historically 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 Superior 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. The 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, 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 Superior Bathhouse is a two-story cast-in-place concrete system with beams and slabs supported by concrete columns. Exterior load-bearing brick walls also support the perimeters of the floors and roof. The basement perimeter walls are cast-in-place concrete.

The floor structures are comprised of cast-in-place beam and slab construction supported on the bearing walls and on interior concrete columns.

The roof structure is also framed with cast-in-place concrete beam and slab construction.

In the summer and autumn of 2002 the Midwest Regional office contracted Schemmer Associates to provide Phase A design to structurally and environmentally stabilize all six (6) bathhouses. 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. 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 in the autumn of 2004.

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

MECHANICAL AND ELECTRICAL

Refer to Superior Bathhouse Mechanical Systems and Superior 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 NPS document number D-199 *Value Analysis Study for Elevator Locations, Maurice, Hale and Superior Bathhouses* by Chamberlin Architects dated February 2004. 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. 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 level if the exit travel does not exceed 100' in Group B.
2. The upper floor is not accessible as required by some uses.

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 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 stair options and elevator locations. Refer to the Value Analysis Report for more detailed information. The alternatives are as follows:

EXIT LOCATION

Since there is more than one exit from the first floor a new exit is not required for this bathhouse. A second exit from the northeast wing of the first floor may be necessary under certain conditions with mixed occupancies if this area becomes assembly occupancy.

STAIRS

Two stairs exist from the second floor. They do not comply with either separation or enclosure requirements. Using IBC Chapter 34 – Compliance Alternatives sufficient points can be achieved in other areas to allow the stairs to remain. See the Compliance Alternatives Analysis in this section.

ELEVATORS

Five elevator locations were considered. Since the first floor was already subdivided by the Phase A mechanical room into two separate spaces joined only by the lobby primary consideration in possible elevator locations was given to not further disrupting the use of these spaces by a single tenant.

PREFERRED ALTERNATIVE

The three elevator options studied are:

Option 1: Elevator 1	
<u>Advantages</u>	<u>Disadvantages</u>
Convenient to lobby	Requires relocating supply, return and outside air ducts to the existing Phase A HVAC unit.
Least impact to leasable space	Elevator opens directly onto second floor stair landing

Option 2: Elevator 2	
<u>Advantages</u>	<u>Disadvantages</u>
No impact to Phase A mechanical	Impact to lobby (Distinguishing Historic Interior Space) in order to provide ADA clearances through existing doorway
Convenient to lobby	Leaves most of Women's Cool Room on the second floor unavailable for lease
	Requires development of connection to south egress door

Option 3: Elevator 3	
<u>Advantages</u>	<u>Disadvantages</u>
Close to south egress door	Requires relocating existing Phase A duct and supply registers
Least destructive of historic fabric	Uses more leasable space
Convenient to lobby	

Option 4: Elevator 4	
<u>Advantages</u>	<u>Disadvantages</u>
Close to south egress door	Requires relocating supply, return and outside air ducts to the existing Phase A HVAC unit.
Convenient to lobby	Requires double sided elevator

Option 5: Elevator 5	
<u>Advantages</u>	<u>Disadvantages</u>
Close to south egress door	Requires relocating supply, return and outside air ducts to the existing Phase A HVAC unit.
Convenient to lobby	

Option 1: With this elevator's relationship to the stair landing on the second floor this option is probably not viable. A double sided elevator could be used opening on the east side on the second floor.

Option 2: This elevator location is the least efficient in terms of circulation. The Women's Cool room on the second floor becomes mostly circulation and a new corridor leading to the south egress door would have to be developed further dividing up the lease space. This option has no impact on the existing Phase mechanical system.

Option 3: This option, option 4 and option 5 have the best relationship to the lobby and to the existing egress door on the south side of the building. But getting a corridor to the exit from this elevator location would probably cut off the Women's Bath Hall from the exterior windows on the east. This location has the advantage of not requiring a double sided elevator. It also requires the least amount of removal of historic walls. While there would be some impact to the existing Phase A mechanical system it would not be as extensive as for option 4 and 5.

Option 4: This location is probably the most efficient use of the first floor space. A corridor could be run to the south egress door while still leaving the Women's Bath Hall as usable lease space. But on the second floor either a double sided elevator has to be used or the corridor has to wrap back around the elevator to get to the stair core. This location also would require relocating and totally reducing the supply, return and outside air ducts to the Phase A HVAC unit.

Option 5: The circulation pattern is similar to option 4 but does not require a double sided elevator. This option also tends to separate the south side of the building from the north but on the first floor they are already separated by the Phase A mechanical room. This location would require relocating and totally reducing the supply, return and outside air ducts to the Phase A HVAC unit.

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

1. Impact to Historic Building Fabric.
2. Daylighting to Interior.
3. Impact to Historic Spatial Character.
4. Leaseability - Circulation.
5. Leaseability – Contiguous Space.
6. Phase A Coordination.

The preferred alternative, Option 4, was determined to have the greatest benefit for the least amount of cost. The analysis came down to a choice between Option 4 and Option 5. Option 4 was determined to offer more benefit for only slightly more cost. The cost difference was between a single door cab in Option 5 and a double door cab in Option 4. But, it was noted that since 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.

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 *Exit and*

Elevator Locations Maurice, Hale and Superior Bathhouses at Hot Springs National Park – Value Analysis and Choosing by Advantages Studies January 27-28, 2004.



D - CULTURAL LANDSCAPE ASSESSMENT

PHYSICAL EVOLUTION OF PROJECT AREA (SUPERIOR BATHHOUSE)

EARLY USE OF THE HOT SPRINGS, PRE-1804

Early human use of the area is known to extend back nearly 10,000 years. However, Native American use had no lasting effect on the Hot Springs Creek Valley. 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 emigrants 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 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 occupied Superior'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.

The new Superior bathhouse opened in 1923, constructed in an eclectic commercial style of classical revival origin. The new building and was partially built into the hillside, but wrapped around the original hot water distribution cistern. Entry to the building became much more elaborate, with a central ramp flanked by staircases, with the ramp being an early example of universal access.



Figure CLA-1: Postcard of the original Superior bathhouse in the 1890s shows elm trees and ornamental plantings set in turf. Note narrow sidewalk and lack of clipped hedge. (HOSP Archives)

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.

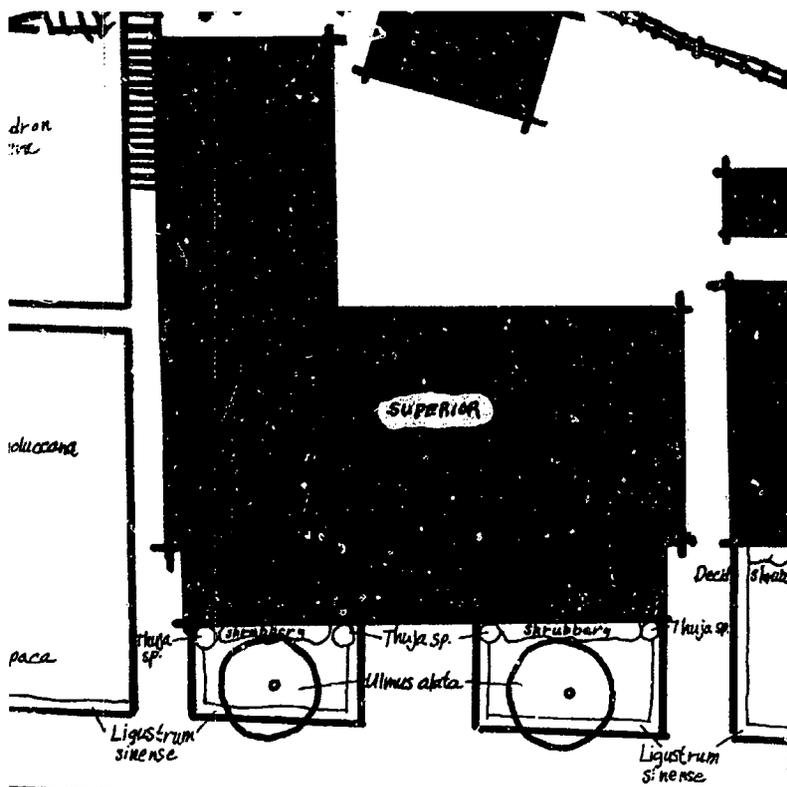
An elaborate comprehensive plan was prepared in 1917 by Little Rock architects George R. Mann and Eugene John Stern. They visualized a row of Spanish Renaissance Revival style bathhouses set among formal concert and upper gardens with secluded space, massed shrubbery, vine-covered buildings and trees all around. However, most of this plan was never implemented due to its high cost.

THE RESERVATION BECOMES A NATIONAL PARK, 1922-1947

The Superior bathhouse continued to operate as a successful enterprise, with few changes to the landscape. Plantings remained formal, with a row of Winged elm trees (*Ulmus alata*) in front of the building and deciduous shrubs at its base.

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 Superior 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. 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.



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

	<i>Landscape Feature</i>	<i>Contributing</i>
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

EMERGENCE OF THE SPA AND THE RESERVATION, 1870-1892 (CONTINUED)

	<i>Landscape Feature</i>	<i>Contributing</i>
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 Superior bathhouse occupies site (built 1888)	Missing
Facade	Building facade limited views and established strong vertical edge. It also defined a more Victorian style for landscape planting	Original Façade is 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	Original Sidewalk is Missing

DEVELOPMENT OF THE RESERVATION, 1892-1897

	<i>Landscape Feature</i>	<i>Contributing</i>
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

DEVELOPMENT OF THE RESERVATION, 1892-1897 (CONTINUED)

	<i>Landscape Feature</i>	<i>Contributing</i>
Tree-row	Trees (probably elms) along sidewalk planted to form arched canopy	Missing
Buildings and Structures		
Bathhouses	Victorian-style Superior bathhouse occupies site (built 1888)	Missing
Façade	Building façade limited views and established strong vertical edge. It also defined a Victorian style for landscape planting	Original Façade is 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 sidewalk were much narrower than the current one	Original Sidewalk is 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.*

CREATION OF THE PREMIER AMERICAN SPA, 1897-1922

	<i>Landscape Feature</i>	<i>Contributing</i>
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	Sidewalk along north side of building provided service connection	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)

	<i>Landscape Feature</i>	<i>Contributing</i>
Border Hedge	Low hedge – originally Chinese privet – divided lawn into compartments to imply a separate space dedicated to each bathhouse while also unifying the row of bathhouses	Contributing
Foundation Plantings	Plants were placed along the base of the bathhouse to soften and conceal its foundation	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	Eclectic commercial style of classical revival origin bathhouse occupies site (built 1915)	Contributing
Facade	Building façade limited views and established strong vertical edge. It also defined a Victorian style for landscape planting	Original Façade is 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 bathhouses to light the Magnolia Promenade. These replaced the previous light poles	Contributing

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

	<i>Landscape Feature</i>	<i>Contributing</i>
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	Original Sidewalk is Missing
Side Entrance	Sidewalk along south side of building, shared with Hale bathhouse, provides service 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.*

THE RESERVATION BECOMES A NATIONAL PARK, 1922-1947

	<i>Landscape Feature</i>	<i>Contributing</i>
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	Sidewalk along north side of building provided service connection	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
Tree-row	Trees (probably elms) were planted in a line along the Magnolia Promenade's sidewalk	Missing

THE RESERVATION BECOMES A NATIONAL PARK, 1922-1947 (CONTINUED)

	<i>Landscape Feature</i>	<i>Contributing</i>
Border Hedge	Low hedge – originally Chinese privet – divided lawn into compartments to imply a separate space dedicated to each bathhouse while also unifying the row of bathhouses	Contributing
Foundation Plantings	Plants were placed along the base of the bathhouse to soften and conceal its foundation	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	Eclectic commercial style of classical revival origin bathhouse occupies site (built 1915). Room 110 extended about 12 feet to north and 12 feet to south in 1928, with west basement windows presumably infilled	Contributing
Facade	Building facade 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
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

THE RESERVATION BECOMES A NATIONAL PARK, 1922-1947 (CONTINUED)

	<i>Landscape Feature</i>	<i>Contributing</i>
Signs on Bathhouse	Up until the 1930s the role of signs along Bathhouse Row was to identify bathhouses and advertise their facilities. This includes "Superior" 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, ramps and stairs connecting the Magnolia Promenade and the building entrances provides the main connection between the building and landscape	Contributing
Side Entrance	Sidewalk along south side of building, shared with Hale bathhouse, provides service 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.*

DECLINE AND RESURGENCE OF BATHHOUSE ROW, 1947 – 2003

	<i>Landscape Feature</i>	<i>Contributing</i>
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	Sidewalk along north side of building provided service connection	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 became the dominant view, reinforced by foreground of lawn and vegetation that didn't obstruct view	Contributing
Vegetation		
Lawn	Level ground plane in front of bathhouses continued to have turf-lawn of Kentucky bluegrass and clover	Contributing
Border Hedge	Low hedge – originally Chinese privet, but 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)

	<i>Landscape Feature</i>	<i>Contributing</i>
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	Eclectic commercial style of classical revival origin bathhouse occupies site (built 1915, expanded 1928). West basement windows presumably initially infilled with 1928 expansion, and north basement windows and light well infilled post-1984. 1984 HABS drawings show west windows still in place at the interior face of the basement wall; by 2003 these windows are gone	Contributing
Facade	Building facade limited views and established strong vertical edge. It also defined a formal 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. The retaining wall at Superior includes a buttress just north of the bathhouse	Contributing
Water Features		
None	No constructed water features within the landscape area of the bathhouse during this period	

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

	<i>Landscape Feature</i>	<i>Contributing</i>
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
Signs on Bathhouse	Up until the 1930s the role of signs along Bathhouse Row was to identify bathhouses and advertise their facilities. This includes "Superior Bathhouse" sign above the main entrance	Contributing
Signs - Other	Modern identification, directional and interpretive signs in front of Superior do not detract from the landscape's historic character, but are not considered contributing	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, ramps and stairs connecting the Magnolia Promenade and the building entrance provides the main connection between the building and landscape	Contributing
Side Access	Sidewalk along south side of building, shared with Hale bathhouse, provides service connection between the building and landscape	Contributing

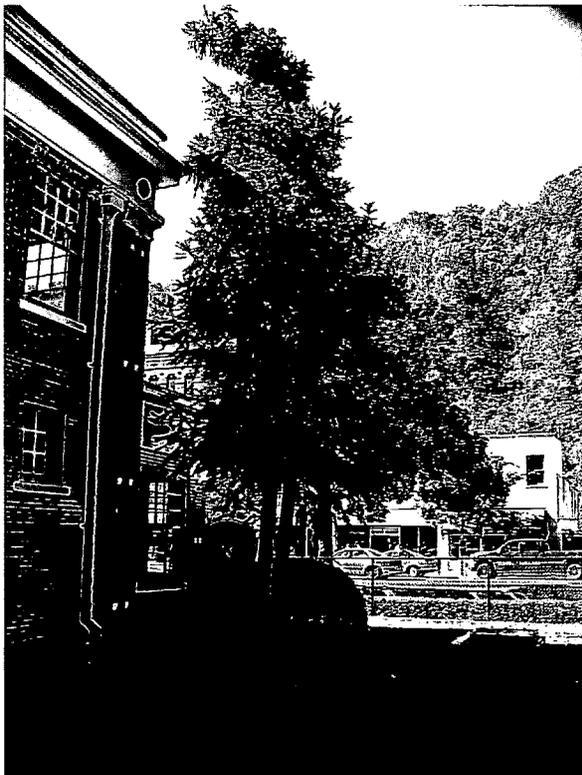
*Although two sources (Burt and Young 1998; EDAW 1998) list 50 rustic benches as being added to Bathhouse Row in 1896, a review of photographs for the following 30 years yields no evidence of them. If they existed, this number of benches in front of only 6 bathhouses should be easily seen. More likely,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

EVALUATION OF INTEGRITY

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

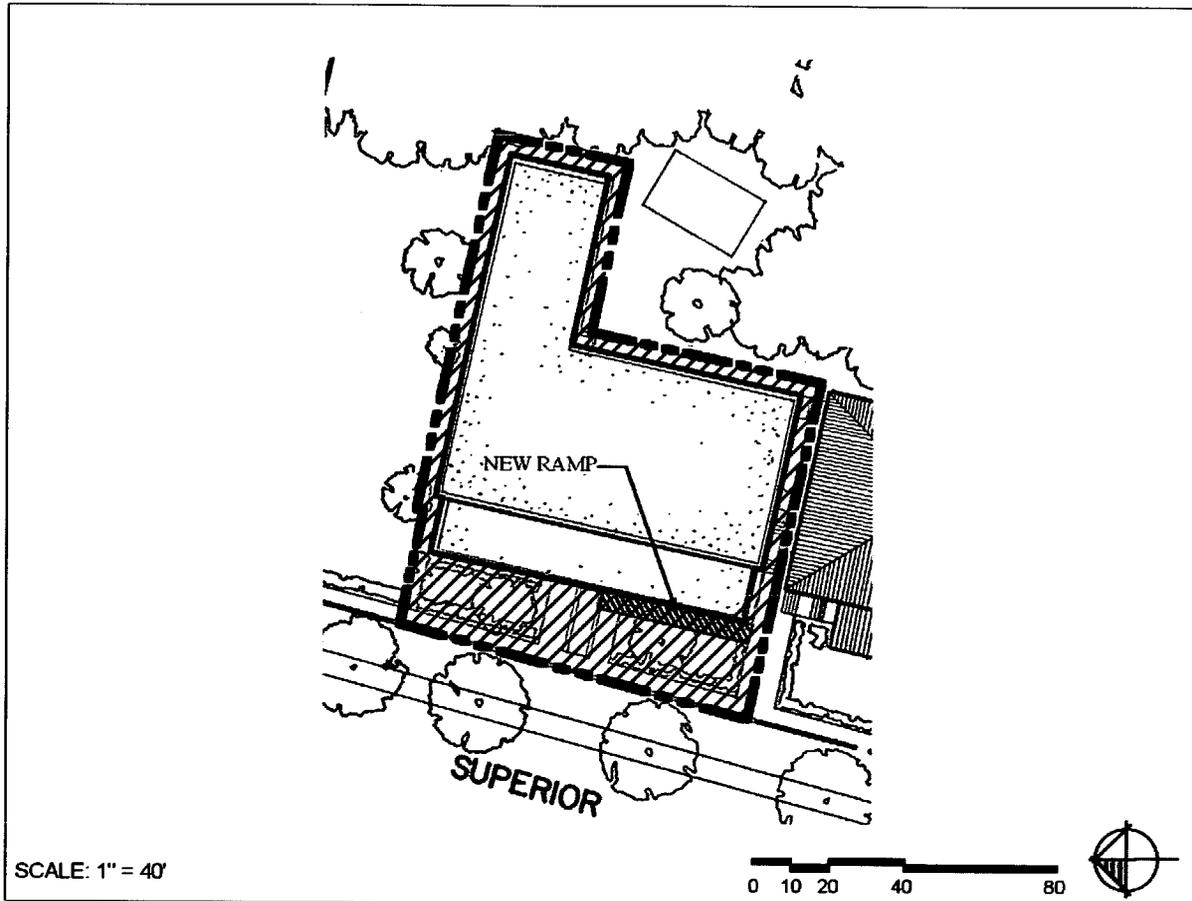
The bathhouse and its positioning in the landscape, the manner in which it is accessed, the topography both in front of and behind the bathhouse, the circulation system's role in passive recreation, the size and scale of the front lawn, and the dominant view of the bathhouse from the landscape are essentially 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 elms that ran parallel to the Magnolia Promenade was removed and replaced with American hollies – also now removed. Although most foundation plantings have been removed from Superior's landscape, a few remain along its northern side. 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



Figures CLA-3, 4: Superior's vegetation retains some of its historic character, such as these ornamental plantings at the building's northwest and northeast corner of the building. (Shapins Associates, 2003)





----- **PROJECT BOUNDARY**



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 CHANGE THE BUILDING'S RELATIONSHIP TO THE LANDSCAPE.

Figure CLA-5



Figure CLA-6: Superior's project area along its back side is comprised mostly of a runoff drainage channel, which is in excellent condition. (Shapins Associates, 2003)

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 interpretation 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.

EVALUATION OF IMPACT FROM SHELL AND CORE REHABILITATION

Modifications to the Superior bathhouse during the 2003 shell and core rehabilitation project will not substantially 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.

UNIVERSALLY ACCESSIBLE RAMP

This new ramp will extend along the southern side of the building front, and will be constructed in the style of that building. This change will interrupt the strict symmetry of the building façade, and being a dominant landscape feature it will affect the landscape's formal feeling. The sloping ramp will also create a distraction from the building's dominant lines, and its will create a non-historic design element on the façade.



Figure CLA-7: Location of proposed universal access ramp would alter the facade's strict symmetry. (NPS, 2000)

It will change the size and scale of the front lawn against which the building is seen, because Superior's front lawn is narrower than many of the other bathhouses. However, the landscape's spatial organization, circulation, topography, land use patterns, and small scale features will be essentially unaltered.

In order to mitigate the interruption of symmetry, changes to the building should have the feeling of symmetry. In the case of the ramp, vegetation should be used to emphasize original building elements. Another approach would be to install a symmetrical universal access ramp on the northern side of the building facade.

Vegetation restoration can mitigate the ramp's distraction from the building's dominant lines. The building's planting scheme in the 1930s – as shown in the 1987 Wright/O'Gwynn vegetation study – indicates foundation plantings of deciduous shrubs. There were also Winged elm (*Ulmus alata*) trees flanking the main entry. These plantings can focus visitor's attention away from the ramp and toward historic building features.

ENTRANCE STAIR MODIFICATION

The entry staircase on the southern side of the existing entry ramp will be modified to accommodate the new universal access ramp. Specifically, the stairs will be removed and rebuilt to accommodate a landing for that ramp. To accomplish this, they will be shifted out toward the Magnolia Promenade sidewalk, yet again interrupting the formal, symmetrical landscape and building entry experience. As stated in the universal access ramp discussion, the feeling of symmetry to the building entry should be maintained. This could be accomplished through vegetation restoration, or through architectural modification to the northern staircase. In any case, the reconstructed staircase should match the original construction profiles.

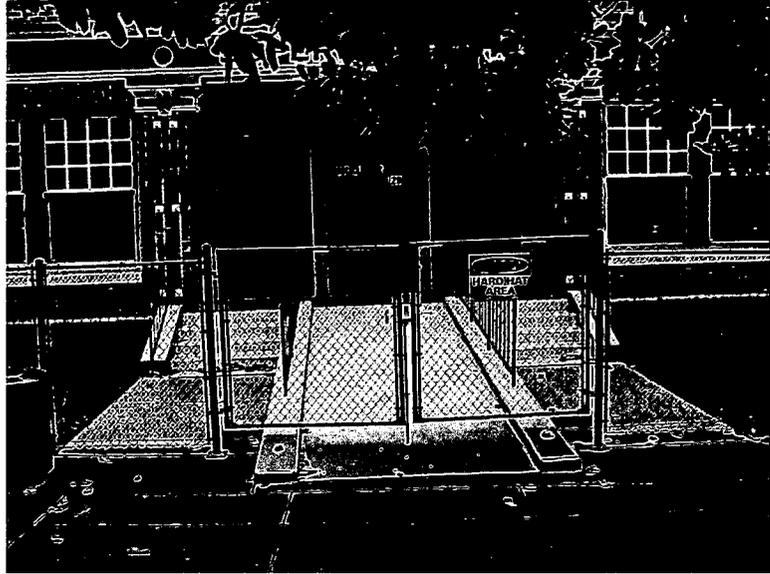


Figure CLA-8: Original entry's stairs and ramp emphasize the facade's symmetry. (Shapins Associates, 2003)

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.

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.

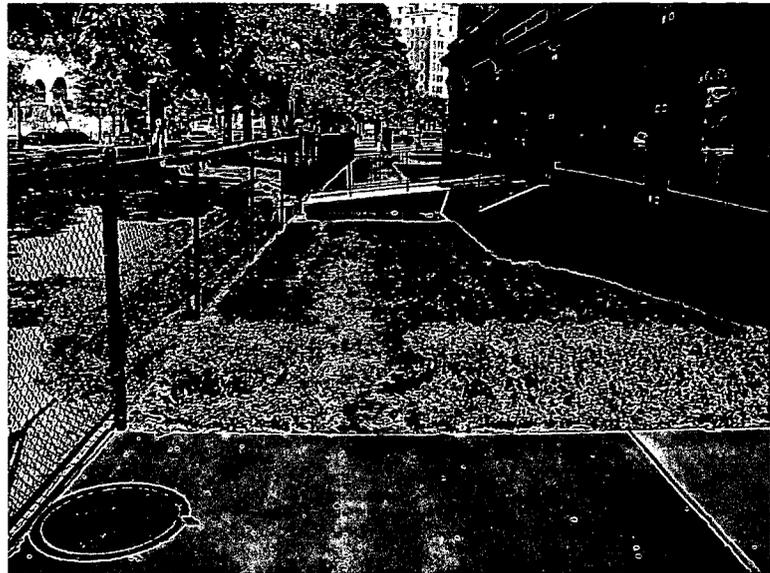


Figure CLA-9: Damaged hedges and lawn areas should be rehabilitated or replaced. (Shapins Associates, 2003)

RESOURCES

Stevens, Robert R. 1893. Report on Hot Springs Improvements to the Secretary of the Interior. Washington: GPO.

EDAW, Inc. 1993. Landscape Management Plan Implementation Guidelines, Bathhouse Row. Washington: National Park Service.

Cowley, Jill et al. 1989. Landscape Management Plan, Bathhouse Row. Arkansas: Hot Springs National Park.

Williams, Sherda and Marla McEnaney. 2001. Cultural Landscapes Inventory: Bathhouse Row. Washington: National Park Service.

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1C-7: South Site. View from the west. Chamberlin. 11/03.....	AA-21
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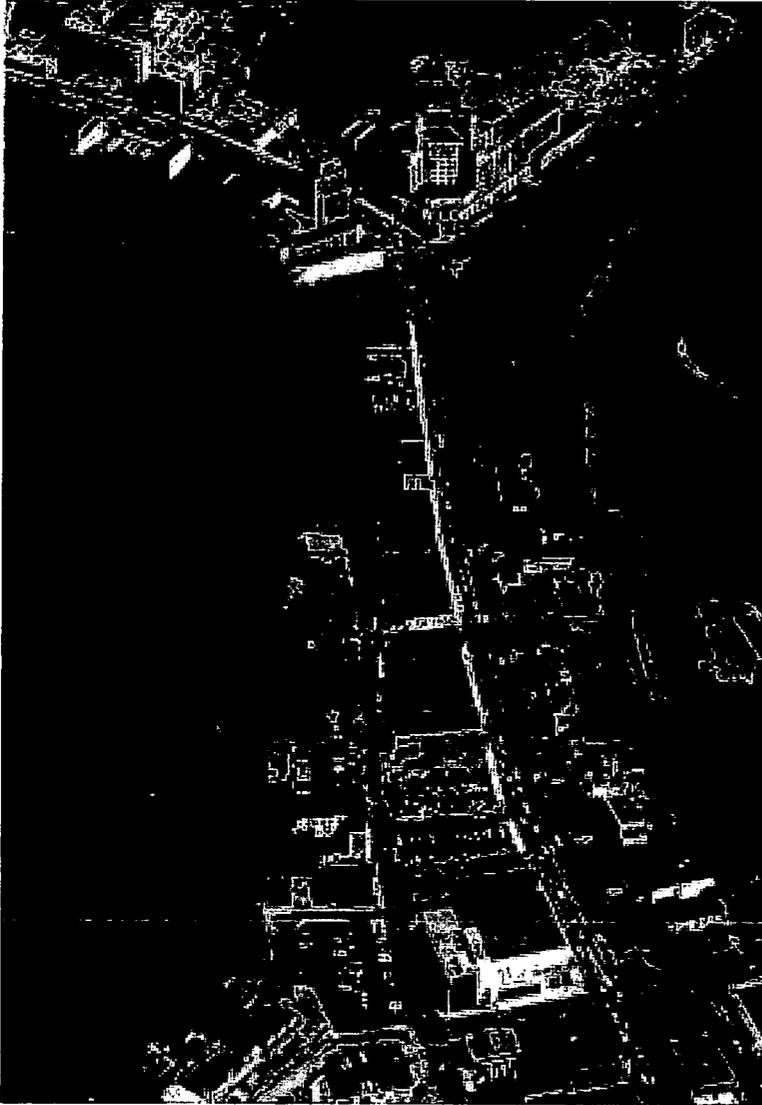
IA-1: Early development at the hot springs. The Corn Hole, just north of the 2nd level of the present Formal Entrance balastrade. Photo from the archives at Hot Springs National Park, c. 1877.



IA-2: Early development at the hot springs. Photo from the archives at Hot Springs National Park, c. 1880.



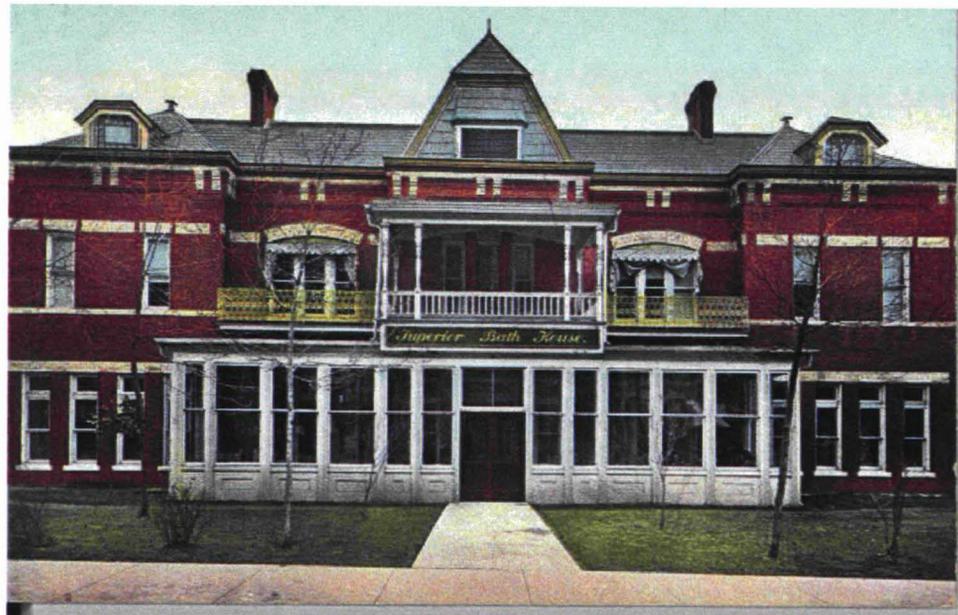
1A-3: Early development of Hot Springs, c. 1887. The Superior Bathhouse is in the foreground. Photo courtesy of Hot Springs National Park Archives.



1A-4: Development of Hot Springs, an arial view. c. 1987. Photo courtesy of Hot Springs National Park Archives.



1B-1: A photo of the first Superior Bathhouse, 1889. Photo courtesy of Hot Springs National Park Archives, copyright image courtesy of the Kenna Collection, West Virginia State Archives.



1B-2: A postcard rendition of the first Superior Bathhouse, c. 1904. Illustration courtesy of Hot Springs National Park Archives.



1B-3: A photo of the final construction of the Superior Bathhouse, c. 1915. Photo courtesy of Hot Springs National Park Archives.



1B-4: The current Superior Bathhouse just after opening day, February 16, 1916. Photo courtesy of Hot Springs National Park Archives.



1B-5: The current Superior Bathhouse with cooling towers intact to the east of the building. c. 1920-37. Photo courtesy of Hot Springs National Park Archives.



1B-6: The current Superior and Hale bathhouses with no cooling tanks. c. 1940s. Photo courtesy of Hot Springs National Park Archives.



1B-7: The current Superior Bathhouse, November 22, 1937. Photo courtesy of Hot Springs National Park Archives.



1C-1: Aerial view of Bathhouse Row, c. 2000. The Superior is outlined in red.



1C-2: North Site. Chamberlin. 11/03



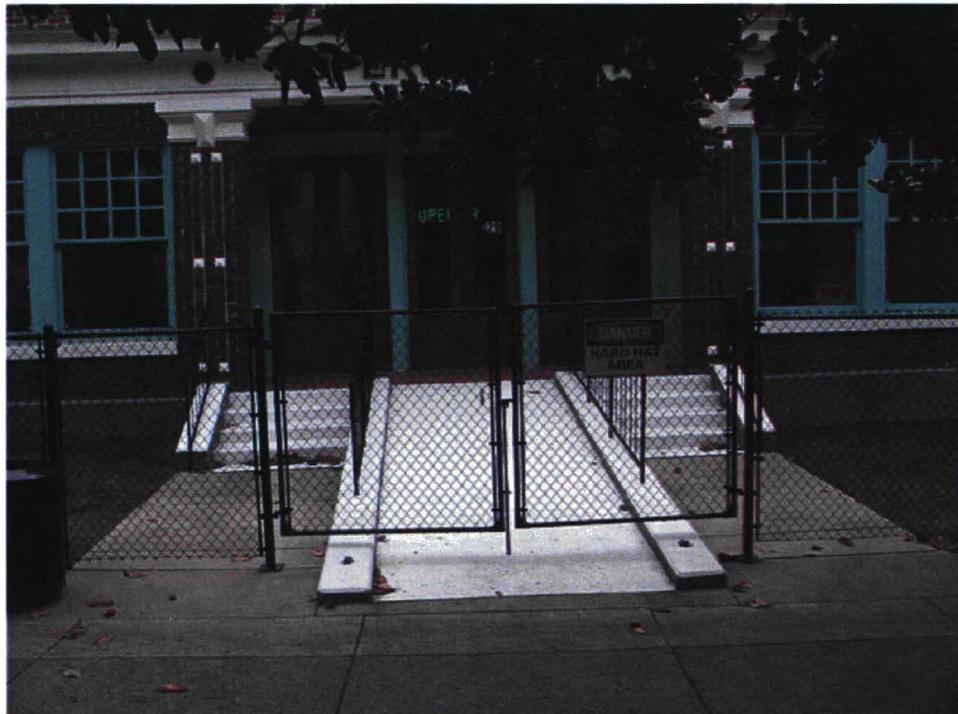
1C-3: North Site. Collaborative. 11/03



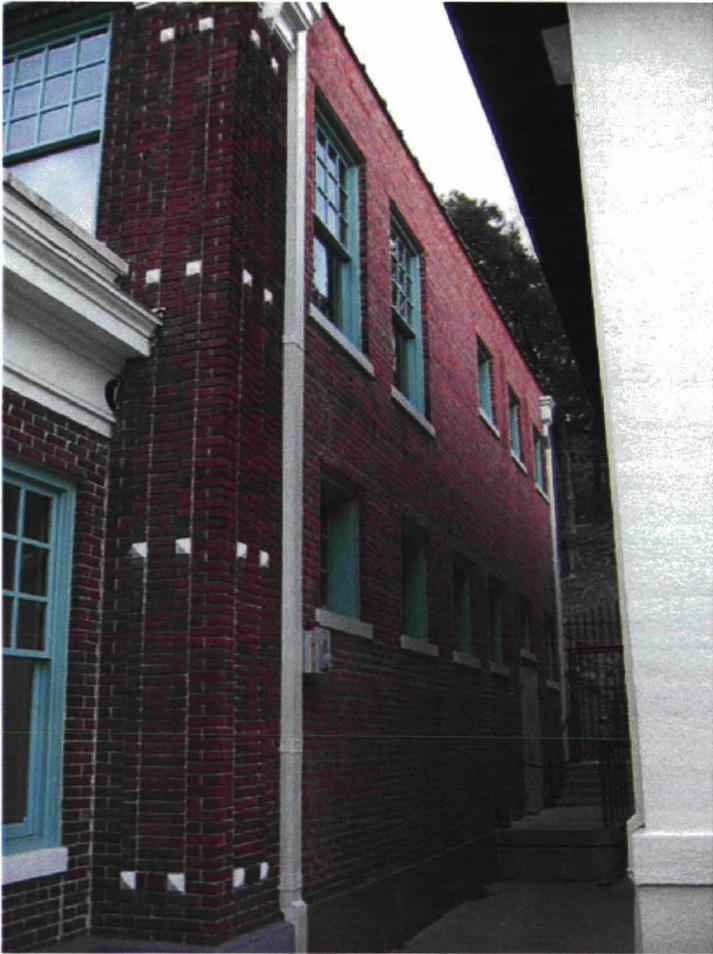
1C-4: West Site. View from the north. Collaborative. 11/03



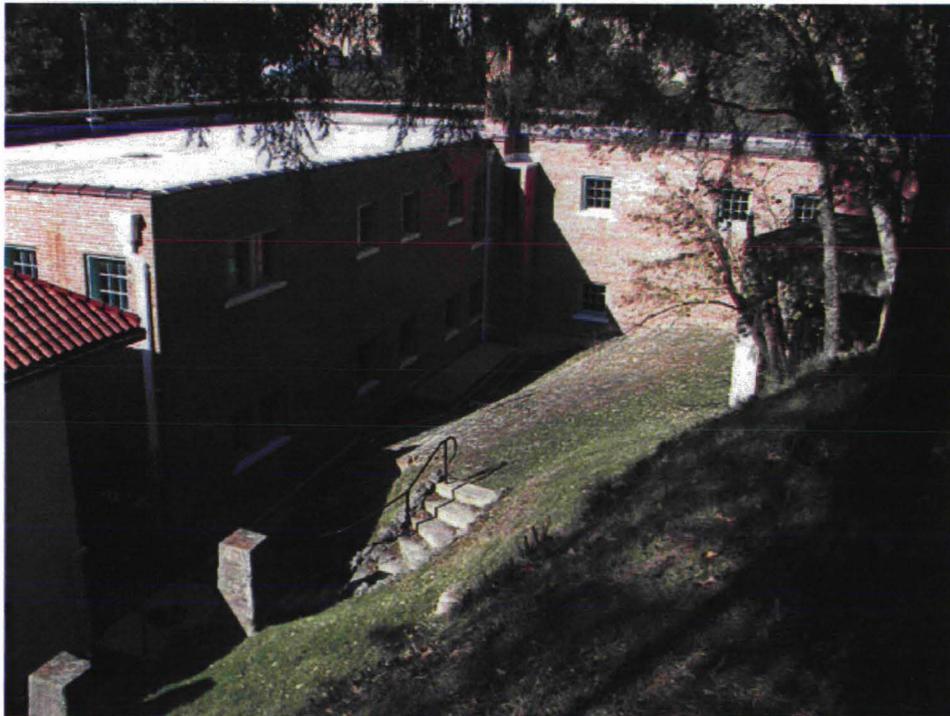
1C-5: West Site. View from south. Chamberlin. 11/03



1C-6: West Site. Chamberlin. 11/03



1C-7: South Site. View from the west. Chamberlin. 11/03



1C-8: East Site. View from the southeast. Shapins. 11/03.



1C-9: East Site. Shapins. 11/03



1C-10: North Elevation. Chamberlin. 11/03



1C-11: North Elevation. Chamberlin. 11/03



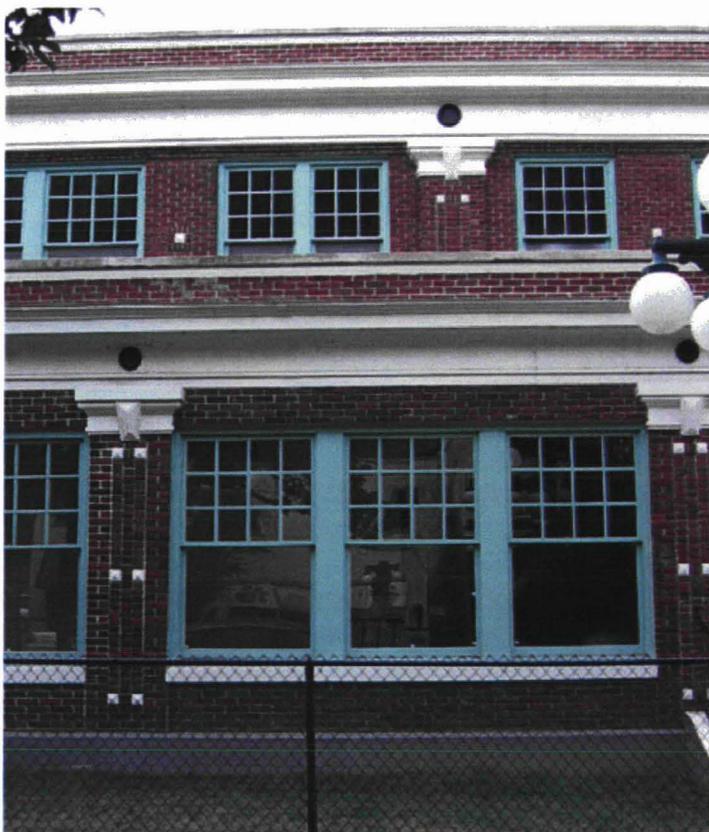
1C-12: North Elevation. Chamberlin. 11/03



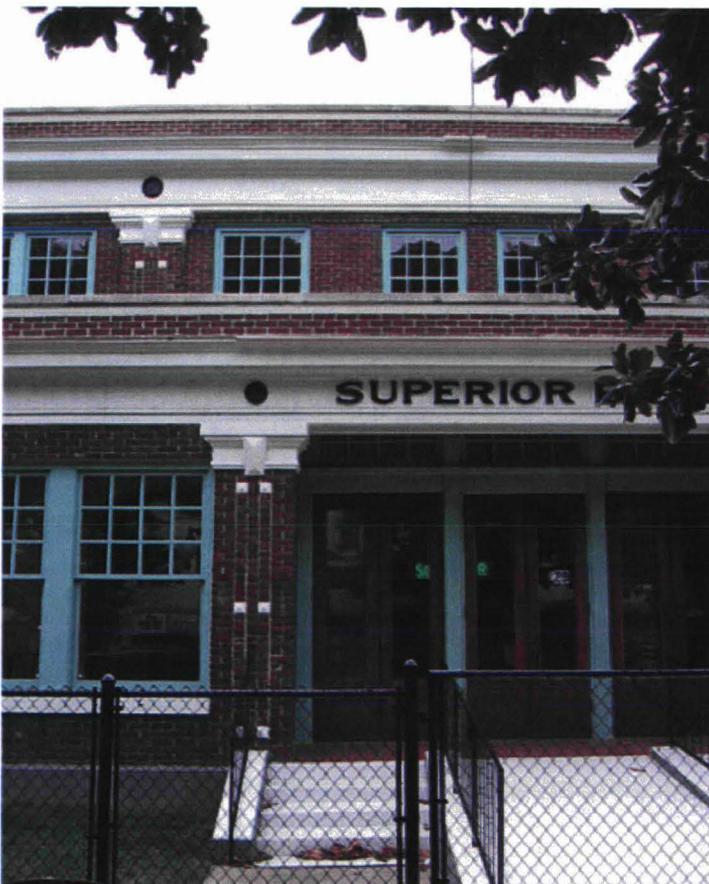
1C-13: North Elevation. Chamberlin. 11/03

1C-14: West Elevation.
Chamberlin. 11/03





1C-15: West Elevation. Chamberlin.
11/03

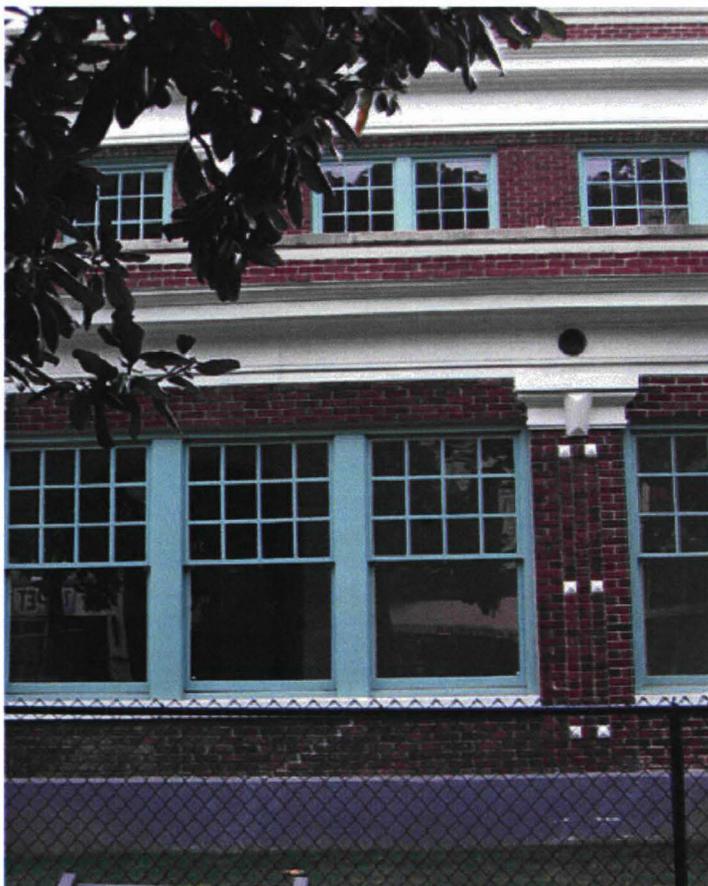


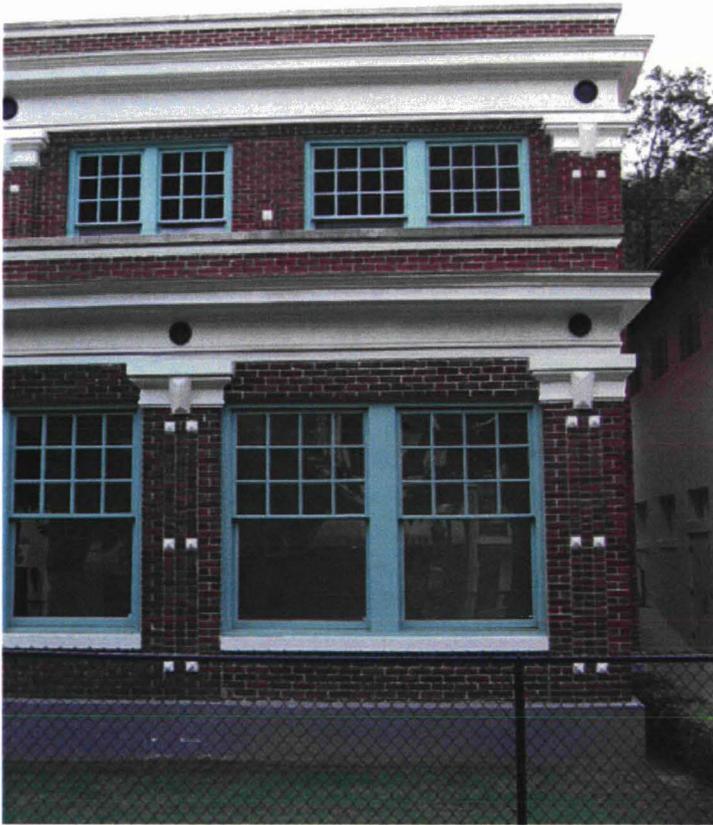
1C-16: West Elevation. Chamberlin.
11/03



1C-17: West Elevation. Chamberlin. 11/03

1C-18: West Elevation. Chamberlin.
11/03



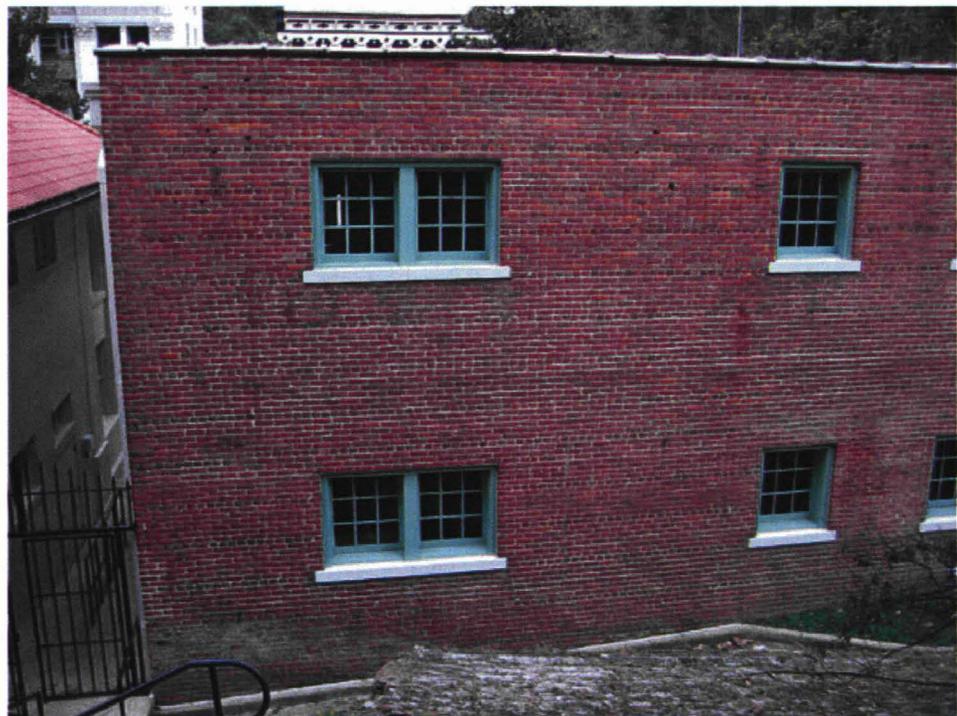
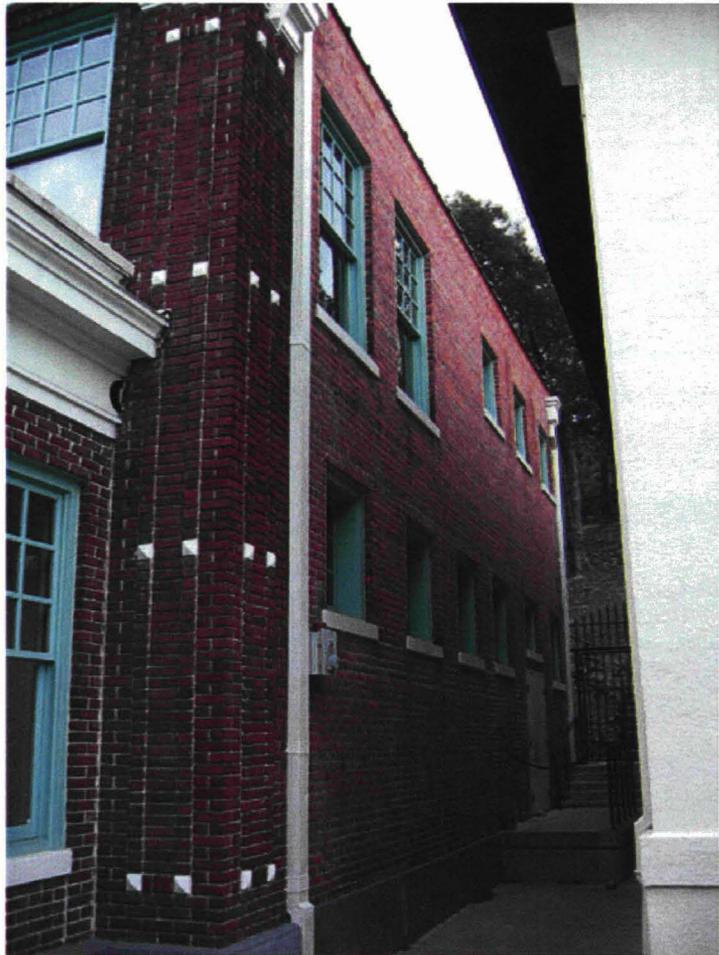


1C-19: West Elevation.
Chamberlin. 11/03



1C-20: South Elevation.
Chamberlin. 11/03

1C-21: South Elevation.
Chamberlin. 11/03



1C-22: East Elevation. Chamberlin. 11/03



1C-23: East Elevation. Chamberlin. 11/03



1C-24: East Elevation. Chamberlin. 11/03



1C-25: East Elevation. Chamberlin. 11/03



1C-26: East Elevation. Chamberlin. 11/03



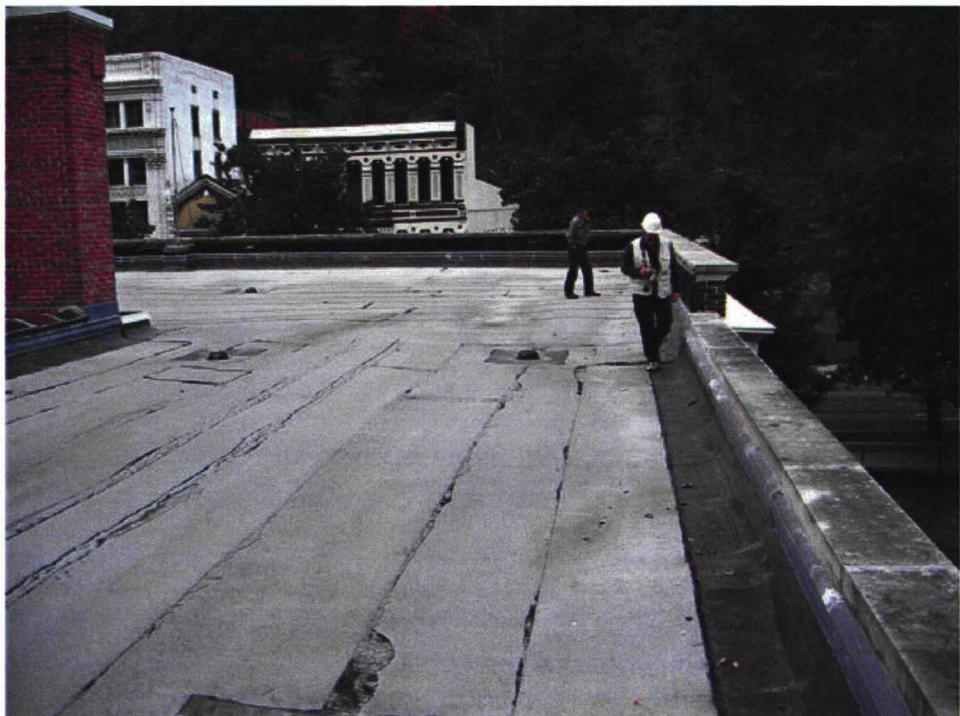
IC-27: Roof. View to the south from the NW corner. Chamberlin. 11/03



IC-28: Roof. View to the east from the NW corner. Chamberlin. 11/03



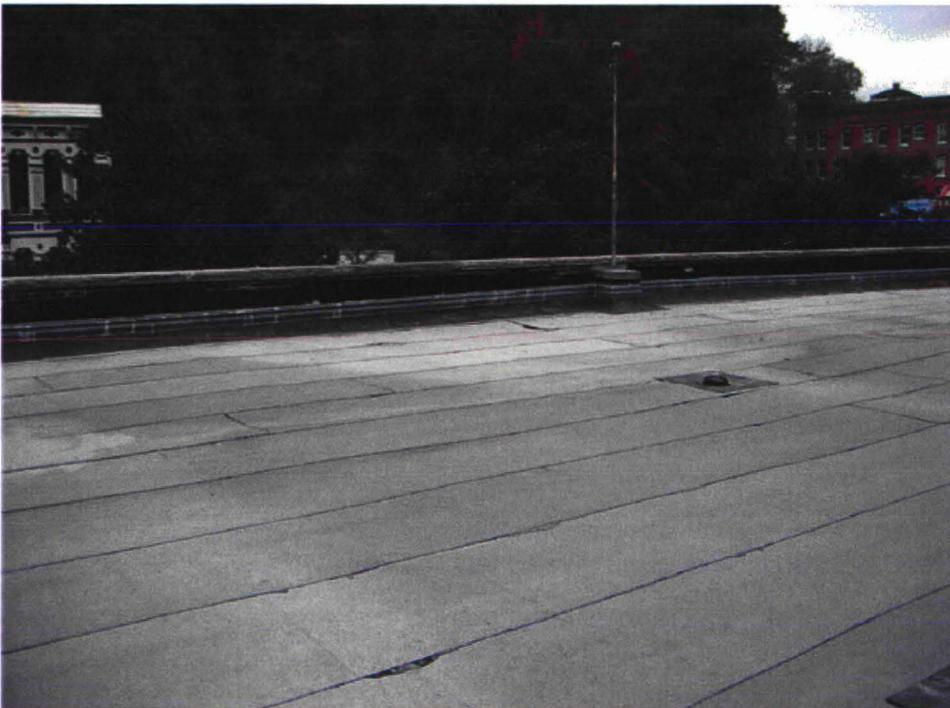
1C-29: Roof. View from the NE corner to the SW corner. Chamberlin. 11/03



1C-30: Roof. View from the NE corner to the NW corner. Chamberlin. 11/03



IC-31: Roof. View from the SE corner to the SW corner. Chamberlin. 11/03



IC-32: Roof. View from the SE corner to the west. Chamberlin. 11/03



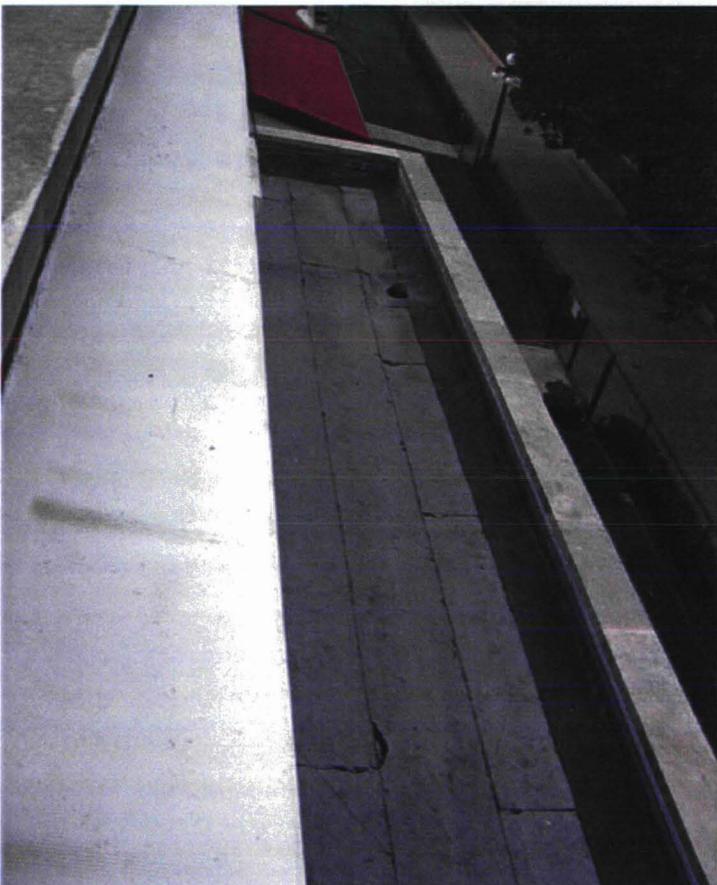
1C-33: Roof. View from the SE corner to the NW corner. Chamberlin. 11/03



1C-34: Roof. View from the SE corner to the north. Chamberlin. 11/03

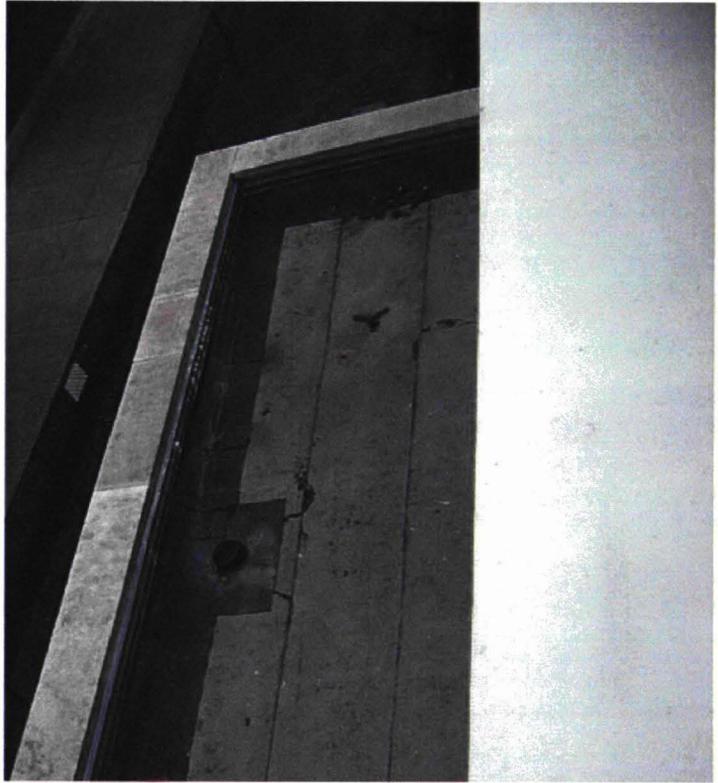


1C-35: Roof. View from the SW corner to the SE corner. Chamberlin. 11/03

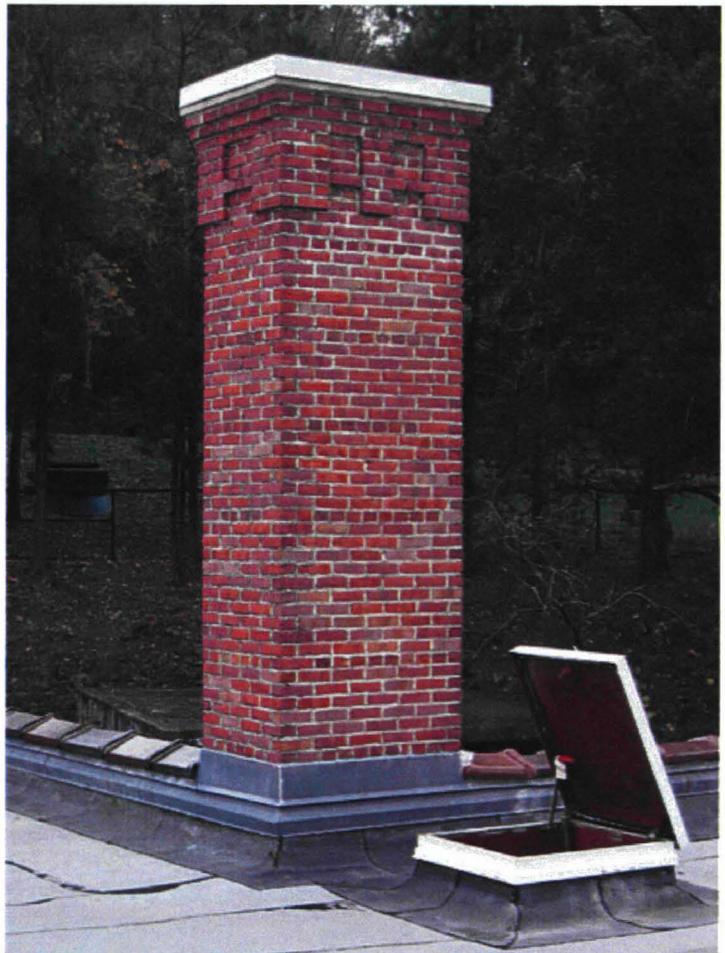


1C-36: Roof. View of sunporch roof from above. Chamberlin. 11/03

1C-37: Roof. View of sunporch
roof from above. Chamberlin. 11/03



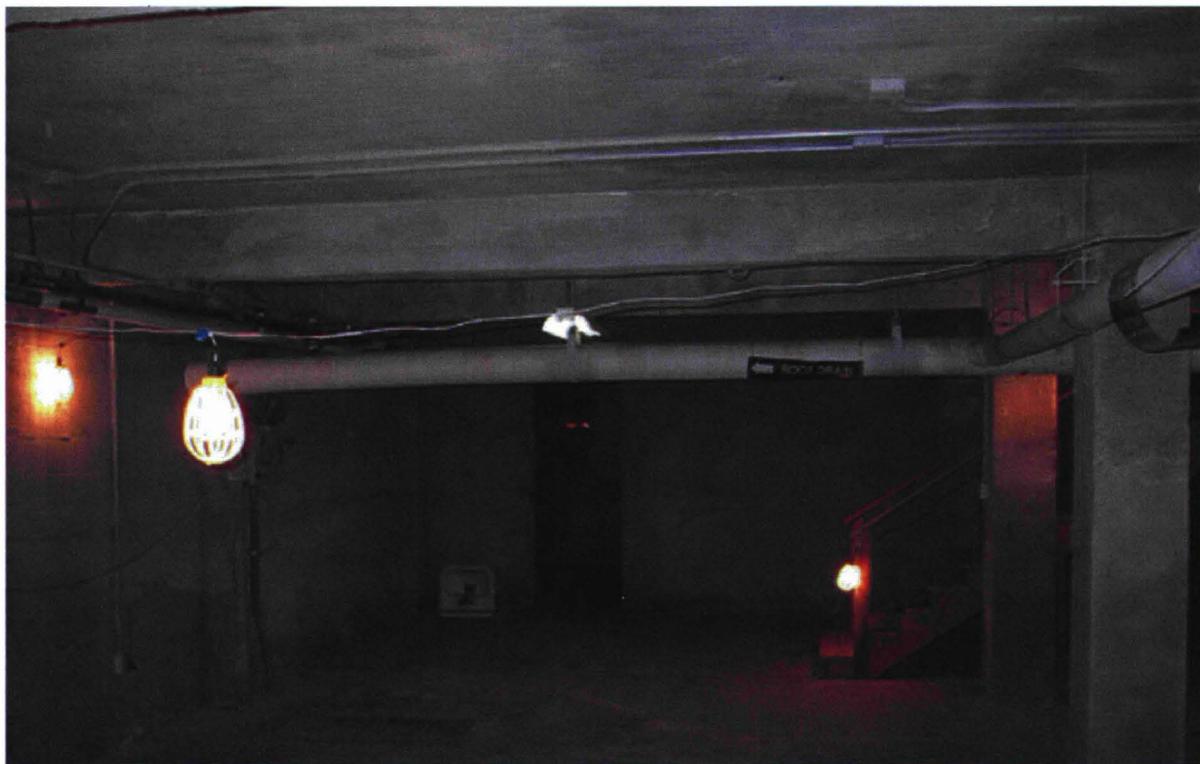
1C-38: Roof. Chimney detail.
Chamberlin. 11/03





1C-39: Roof. Sunporch roof, view from the NW corner to the south. Chamberlin. 11/03

1C-40: Women's Stairs. Leading from the first floor to the basement. Chamberlin. 11/03



1C-41: Room B05, Laundry. View to the north. Door: B03. Chamberlin. 11/03



IC-42: Room B05, Laundry. View to the north. Chamberlin. 11/03



IC-43: Room B04, Boiler. View to the east. Chamberlin. 11/03



1C-44: Room B05, Laundry.
North stairs. Chamberlin. 11/03



1C-45: Room B03, Male Employee
Lounge. NW corner. Chamberlin.
11/03

AA-40



1C-46: Room B03, Male Employee Lounge. SW corner. Door: B03. Chamberlin. 11/03



1C-47: Room B03, Male Employee Lounge. NW corner. Chamberlin. 11/03

1C-48: Room B03, Male
Employee Lounge. NE corner.
Chamberlin. 11/03



1C-49: Room B02, Storage.
Chamberlin. 11/03



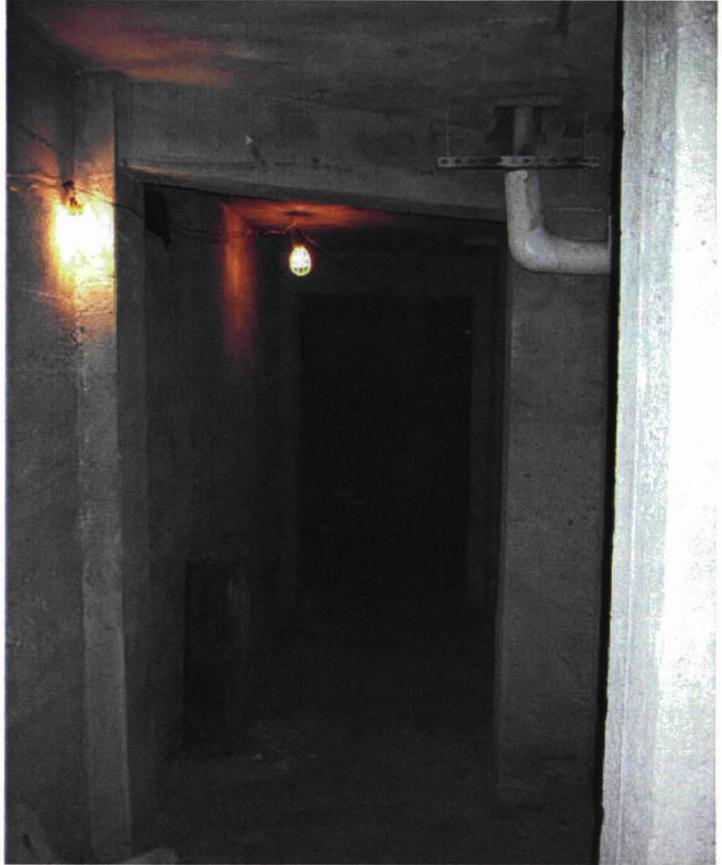


1C-50: Room B02A, Mechanical.
Door: B02B. Chamberlin. 11/03

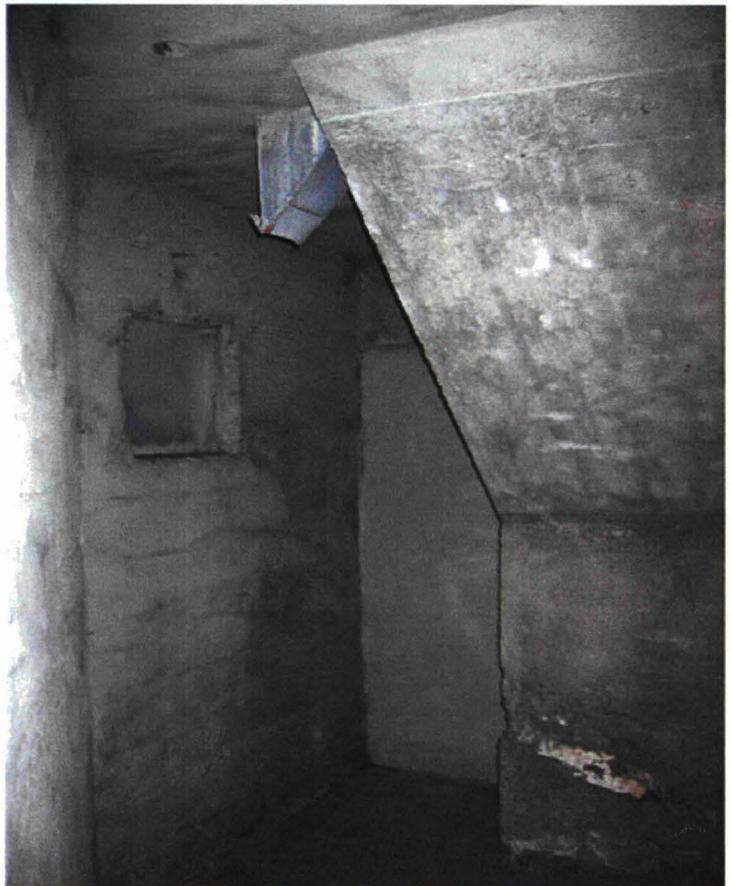


1C-51: Room B02, Storage. Door: B02A. Chamberlin. 11/03

1C-52: Room B05, Laundry. South hallway. Chamberlin. 11/03



1C-53: Room B05, Laundry. South hallway, behind stairs. Chamberlin. 11/03





1C-54: Room B06, Female Employee Lounge. NW corner. Chamberlin. 11/03



1C-55: Room B06, Female Employee Lounge. NE corner. Door: B06. Chamberlin. 11/03



1C-56: Room B06, Female Employee Lounge. East wall. Door: B06. Chamberlin. 11/03



1C-57: Room B06, Female Employee Lounge. SW corner. Chamberlin. 11/03



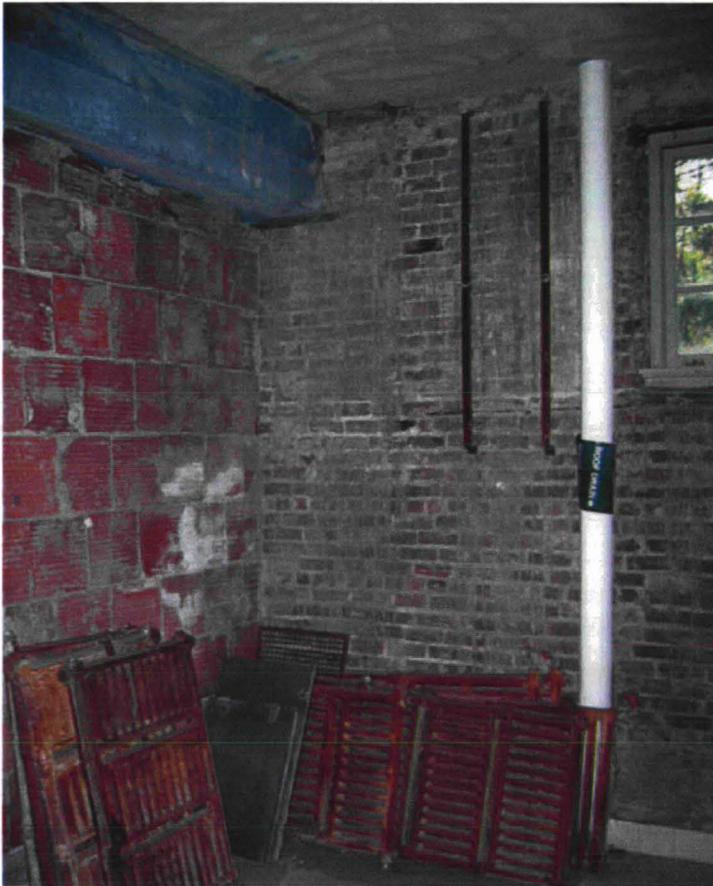
1C-58: Room 101, Electrical. North wall. Window: 111. Chamberlin. 11/03



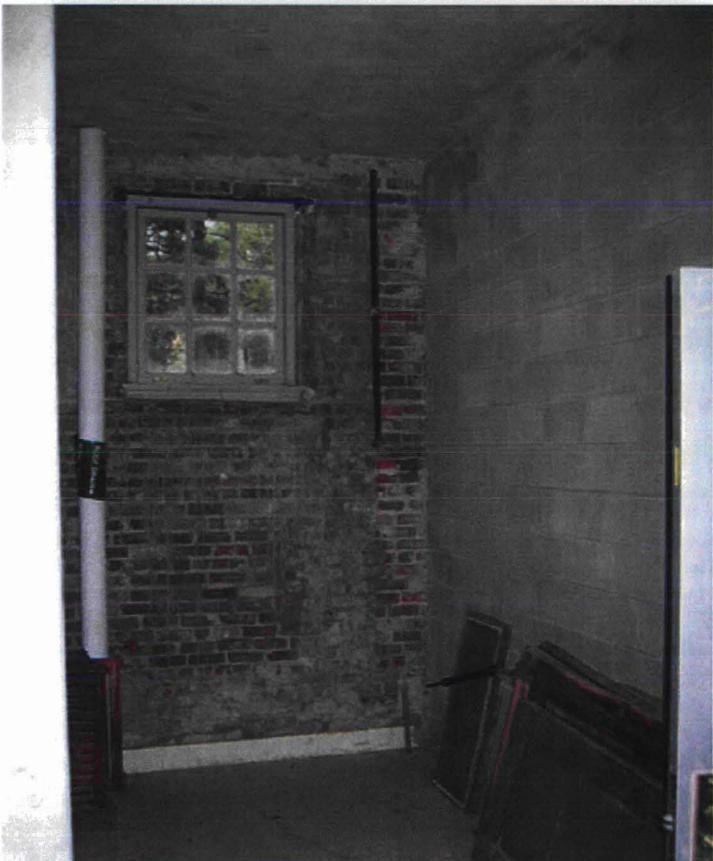
1C-59: Room 101, Electrical. SE corner. Windows: 114, 115. Chamberlin. 11/03

1C-60: Room 101, Electrical.
South wall. Window: 115.
Chamberlin. 11/03



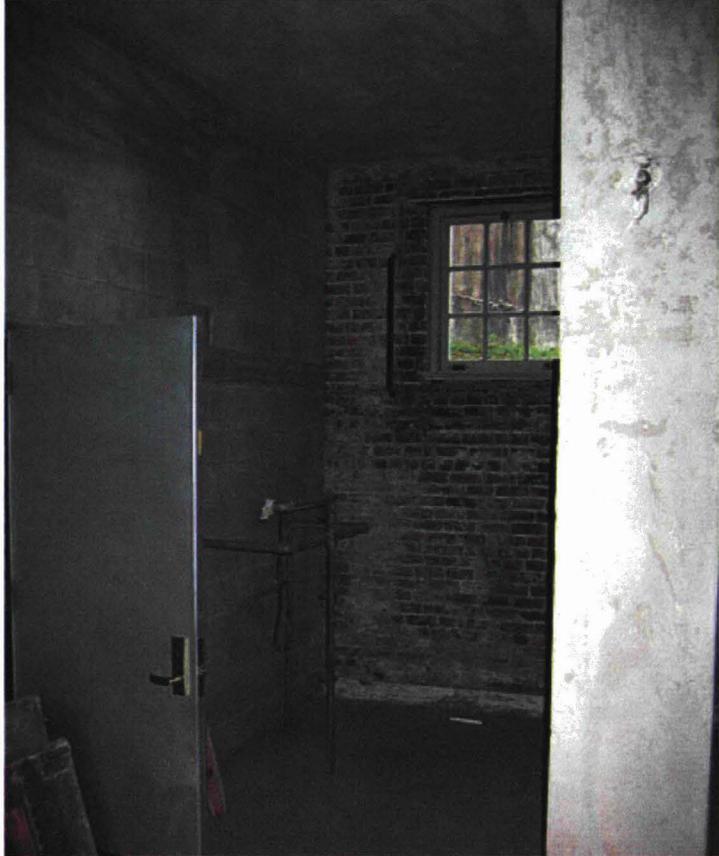


1C-61: Room 102, Men's Hot
Room. NW corner. Window: 110.
Chamberlin. 11/03



1C-62: Room 102, Men's Hot
Room. NE Corner. Window: 110.
Chamberlin. 11/03

1C-63: Room 102, Men's Hot
Room. South wall. Door: 101.
Window: 116. Chamberlin. 11/03



1C-64: Room 102, Men's Hot
Room. SW corner. Door: 102.
Chamberlin. 11/03



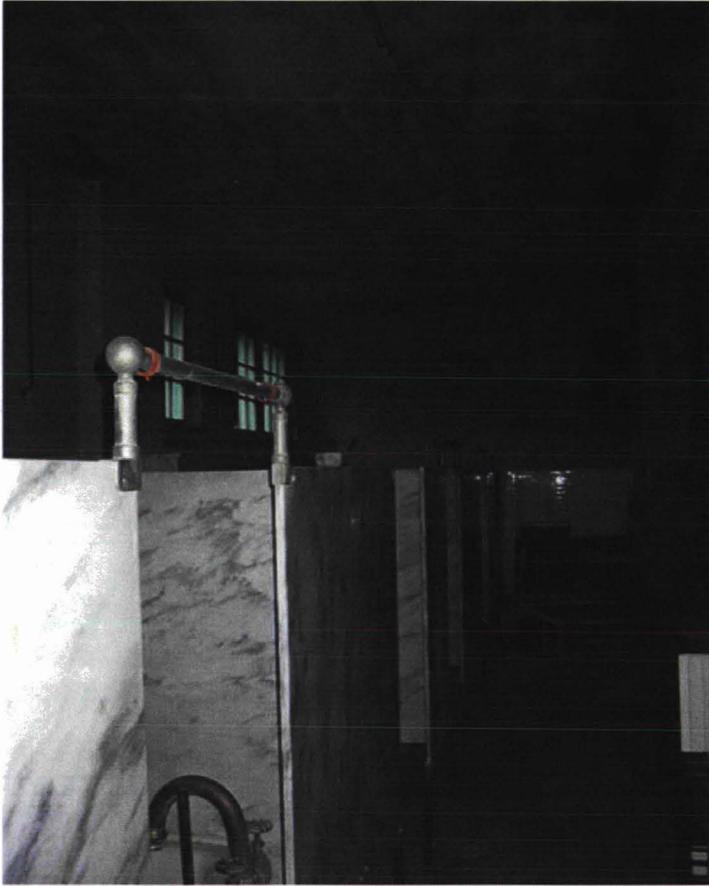


1C-65: Room 102, Men's Hot Room. South wall. Door: 102. Chamberlin. 11/03

1C-66: Room 103, Men's Bath Hall. View to NW corner. Door: 103. Windows: 105, 106, 107. Chamberlin. 11/03



1C-67: Room 103, Men's Bath Hall. North wall. Windows: 105, 106, 107, 108. Chamberlin. 11/03



1C-68: Room 103, Men's Bath Hall. View to NE corner. Windows: 108, 109. Chamberlin. 11/03

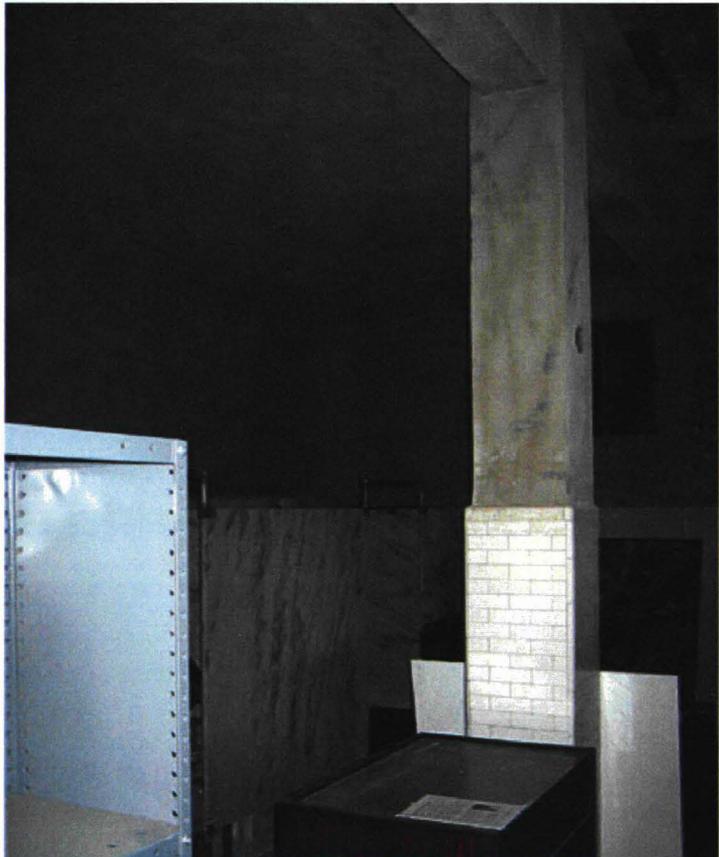


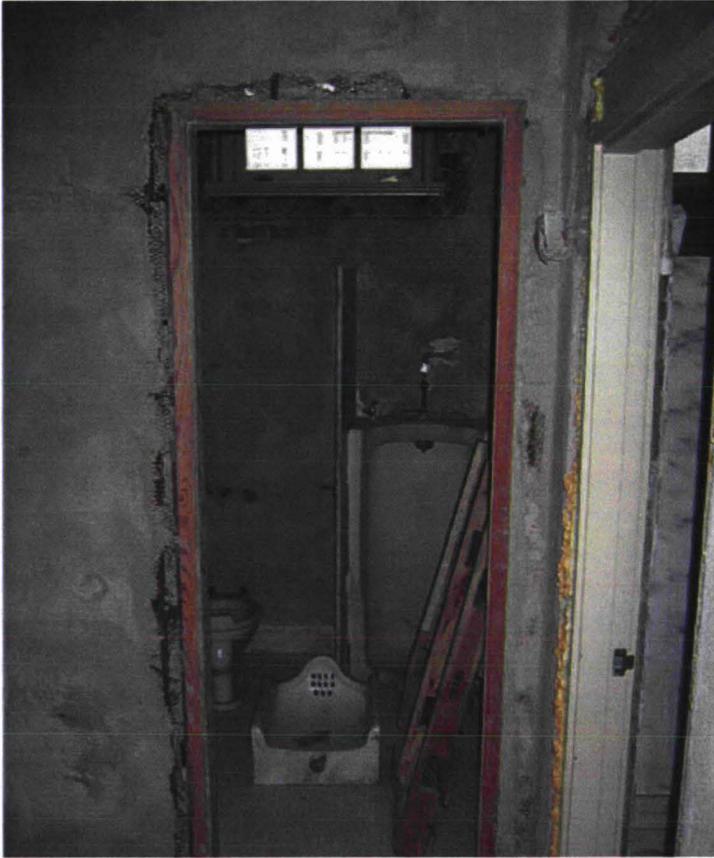
1C-69: Room 103, Men's Bath Hall. View to SE corner. Door: 102. Window: 117. Chamberlin. 11/03

1C-70: Room 103, Men's Bath
Hall. West wall. Chamberlin. 11/03



1C-71: Room 103, Men's Bath
Hall. SW corner. Chamberlin.
11/03



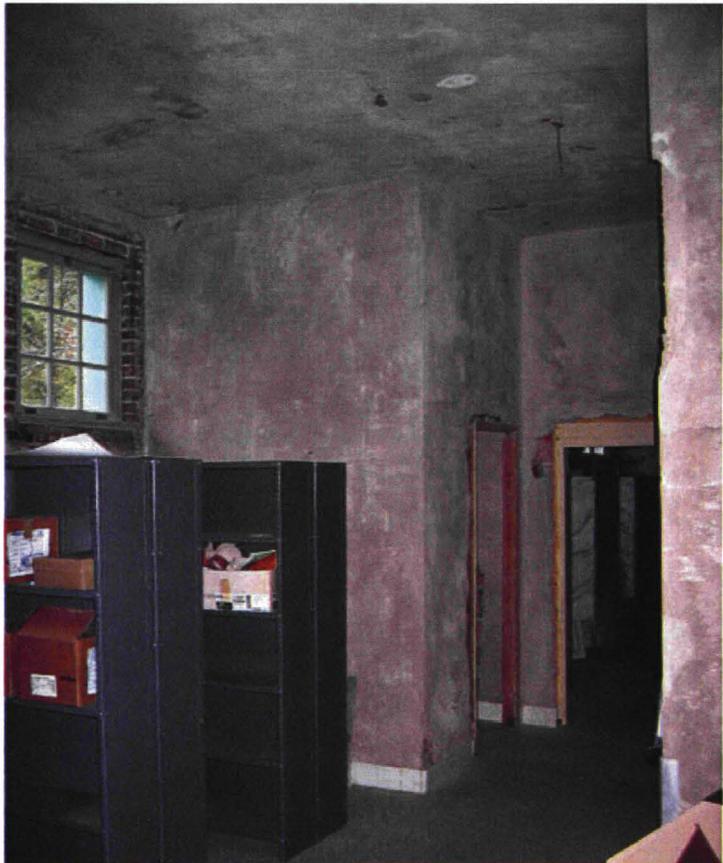


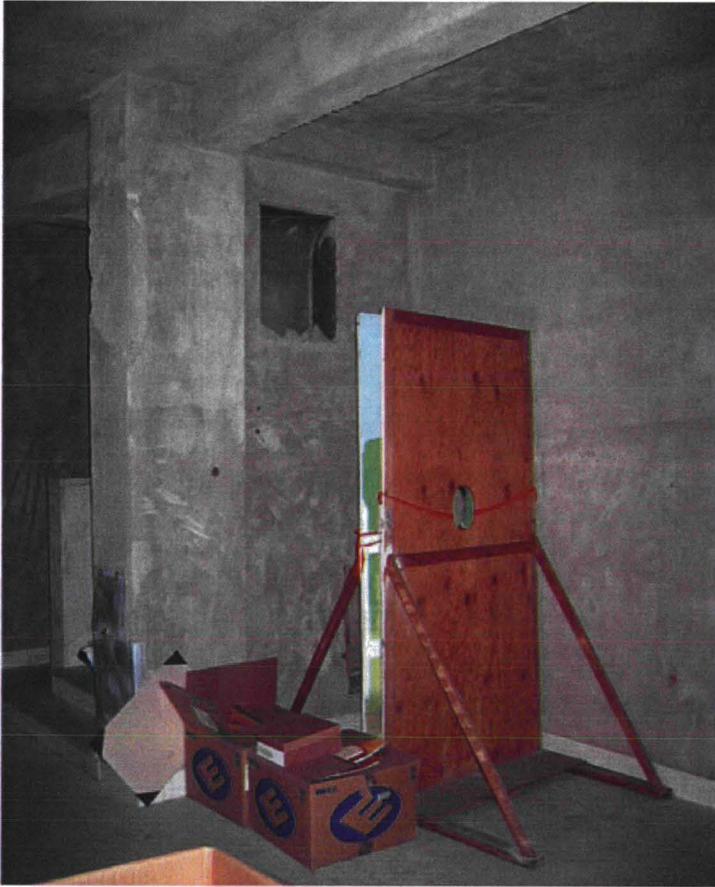
1C-72: Room 104, Men's Toilet.
Window: 104. Door: 104.
Chamberlin. 11/03

1C-73: Room 105, Men's
Dressing. NW corner. Windows:
135 (blocked), 101. Chamberlin.
11/03

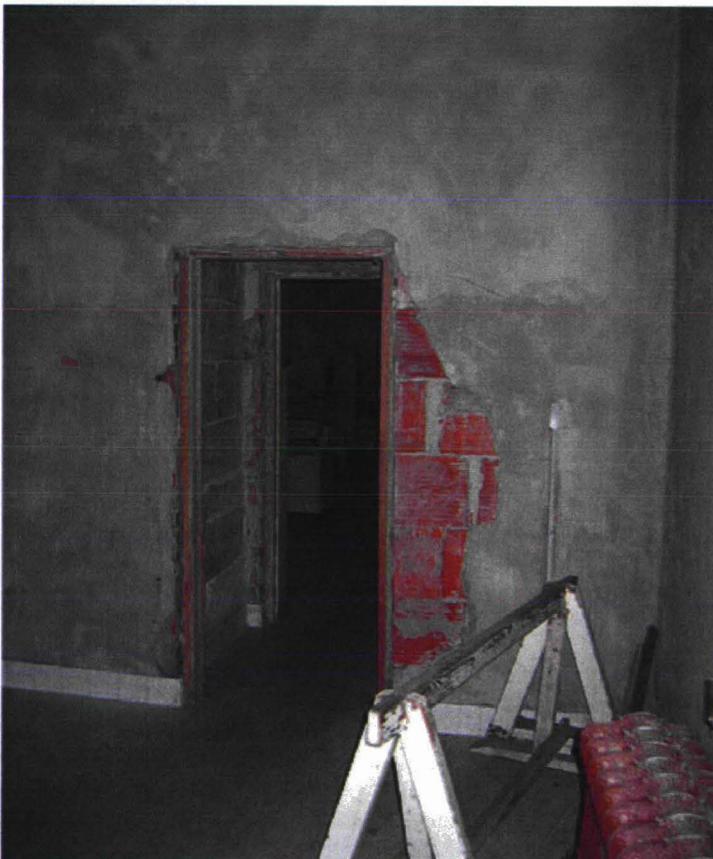


1C-74: Room 105, Men's
Dressing. NE corner. Doors: 104,
103. Window: 103. Chamberlin.
11/03





1C-75: Room 105, Men's Dressing.
SE corner. Chamberlin. 11/03



1C-76: Room 105, Men's Dressing.
South wall at SE corner. Door: 105.
Chamberlin. 11/03

1C-77: Room 105, Men's Dressing.
West wall at SW corner. Door: 105.
Chamberlin. 11/03



1C-78: Room 105, Men's Dressing. West wall to NW corner. Windows: 135 (blocked), 101, 102. Chamberlin. 11/03



1C-79: Room 105, Men's Dressing.
North stairs to basement.
Chamberlin. 11/03



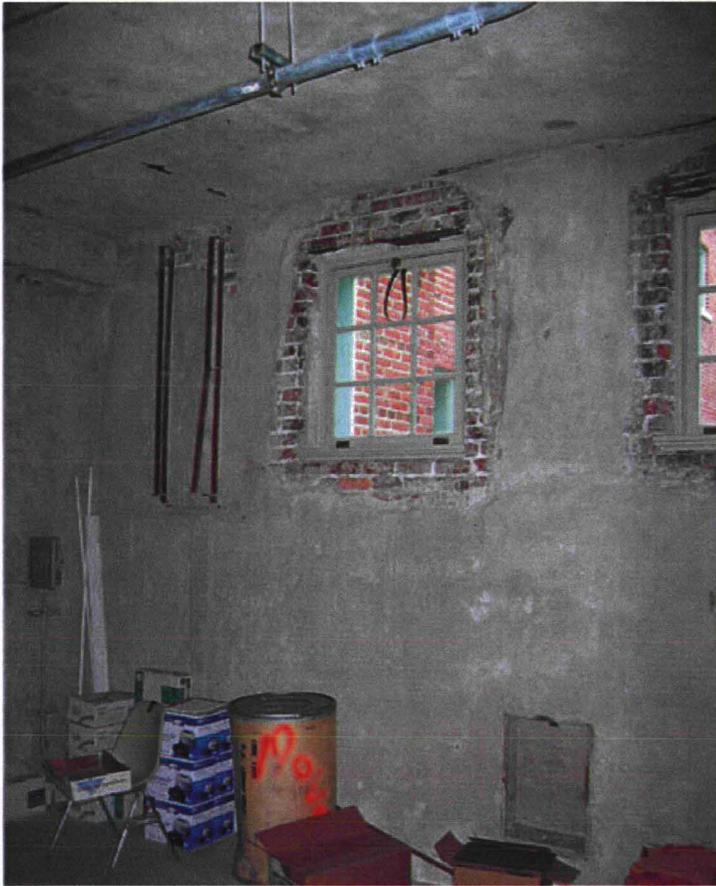
1C-80: Room 106, Women's Hot
Room. NW corner. Chamberlin.
11/03

1C-81: Room 106, Women's Hot Room. North wall. Chamberlin. 11/03



1C-82: Room 106, Women's Hot Room. NE corner. Window: 118. Chamberlin. 11/03



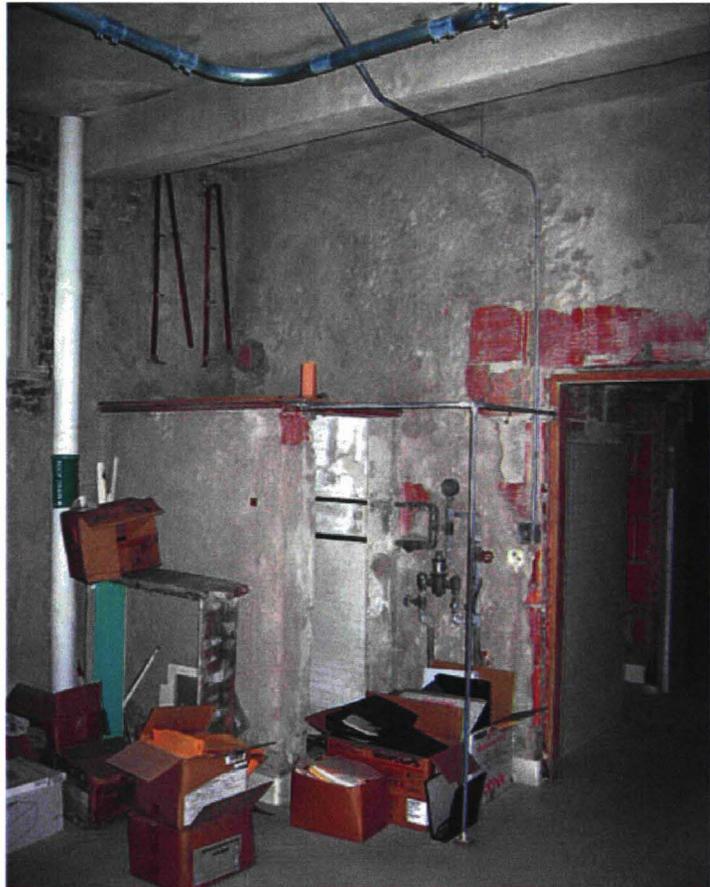


1C-83: Room 106, Women's Hot Room. East wall. Windows: 118, 119. Chamberlin. 11/03

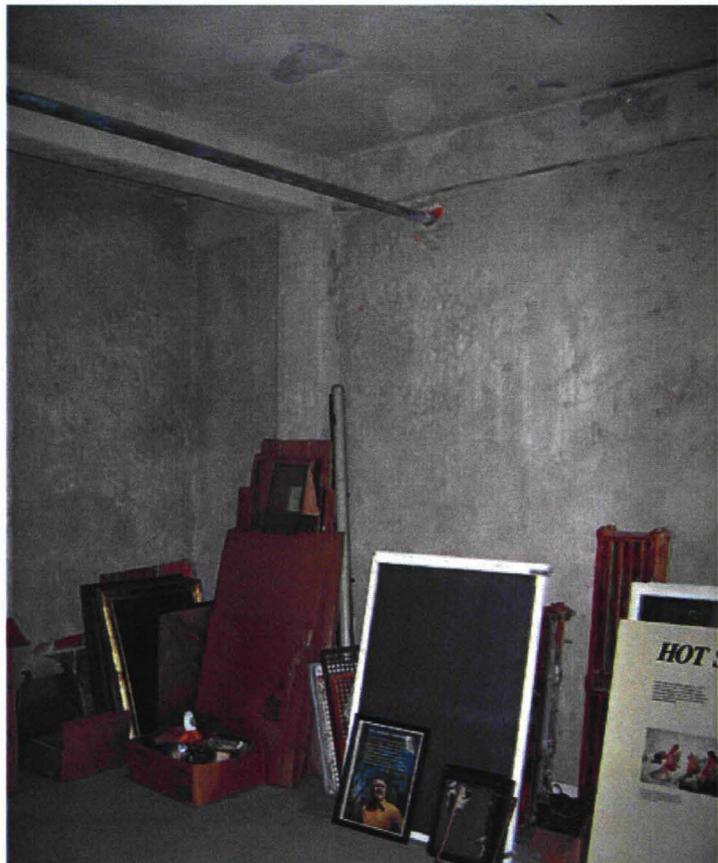


1C-84: Room 106, Women's Hot Room. SE corner. Window: 119. Chamberlin. 11/03

1C-85: Room 106, Women's Hot Room. South wall. Door: 106A. Chamberlin. 11/03



1C-86: Room 106, Women's Hot Room. SW corner. Chamberlin. 11/03

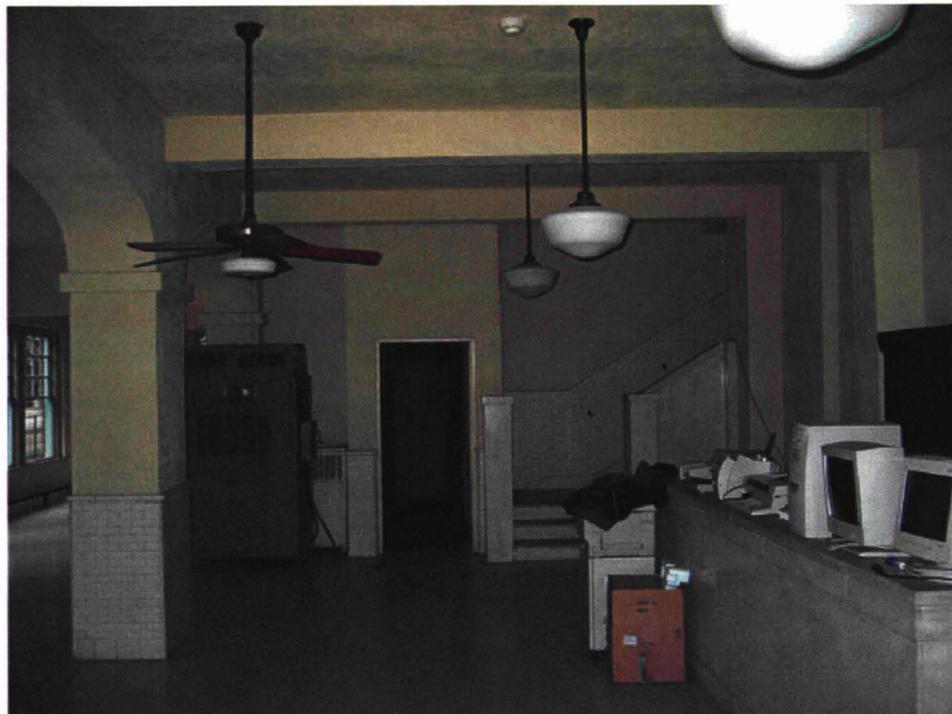




1C-87: Room 106, Women's Hot
Room. SE corner, detail of shower.
Chamberlin. 11/03

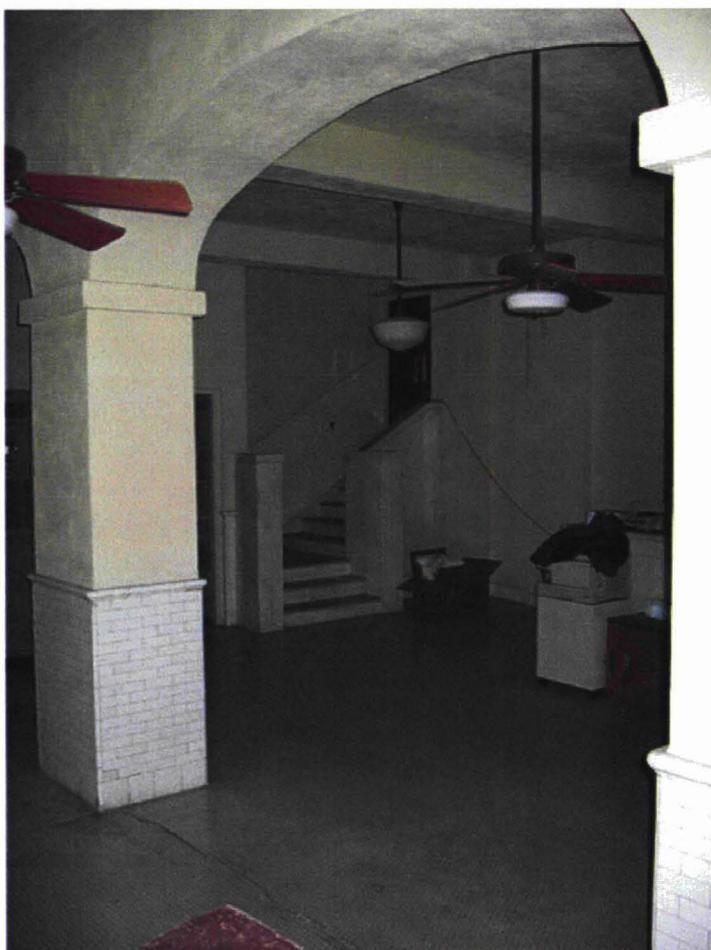


1C-88: Room 107, Women's Toilet.
Door: 107. Window: 120.
Chamberlin. 11/03



1C-89: Room 109, Lobby. North wall. Door: 105. Chamberlin. 11/03

1C-90: Room 109, Lobby. NE corner. Chamberlin. 11/03





1C-91: Room 109, Lobby. East wall. Chamberlin. 11/03

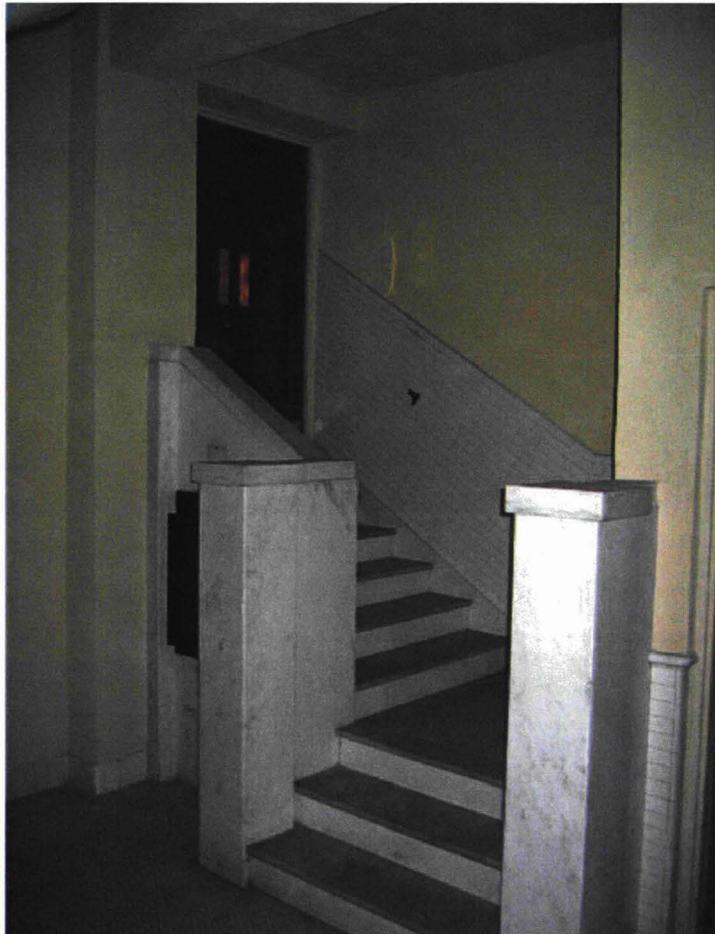


1C-92: Room 109, Lobby. SE corner. Chamberlin. 11/03



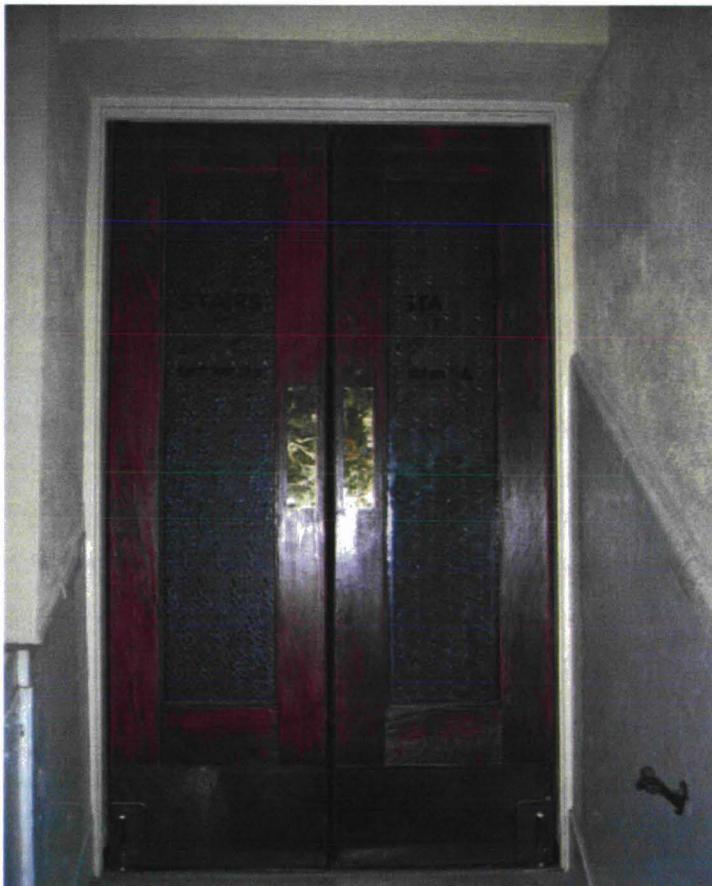
1C-93: Room 109, Lobby. South wall. Door: 111. Chamberlin. 11/03

1C-94: Room 109, Lobby. South
stair detail. Chamberlin. 11/03





1C-95: Room 109, Lobby. South stair tread detail. Chamberlin.

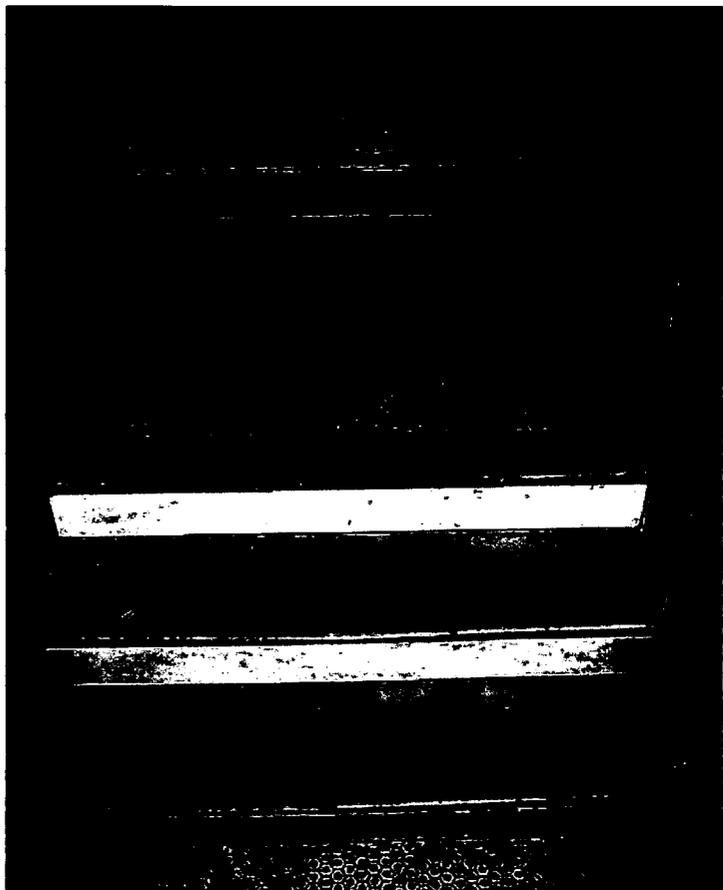


1C-96: Room 109, Lobby. Door 109B, detail. Chamberlin. 11/03

1C-97: Room 109, Lobby. North
stair detail. Chamberlin. 11/03



1C-98: Room 109, Lobby. North
stair tread detail. Chamberlin.

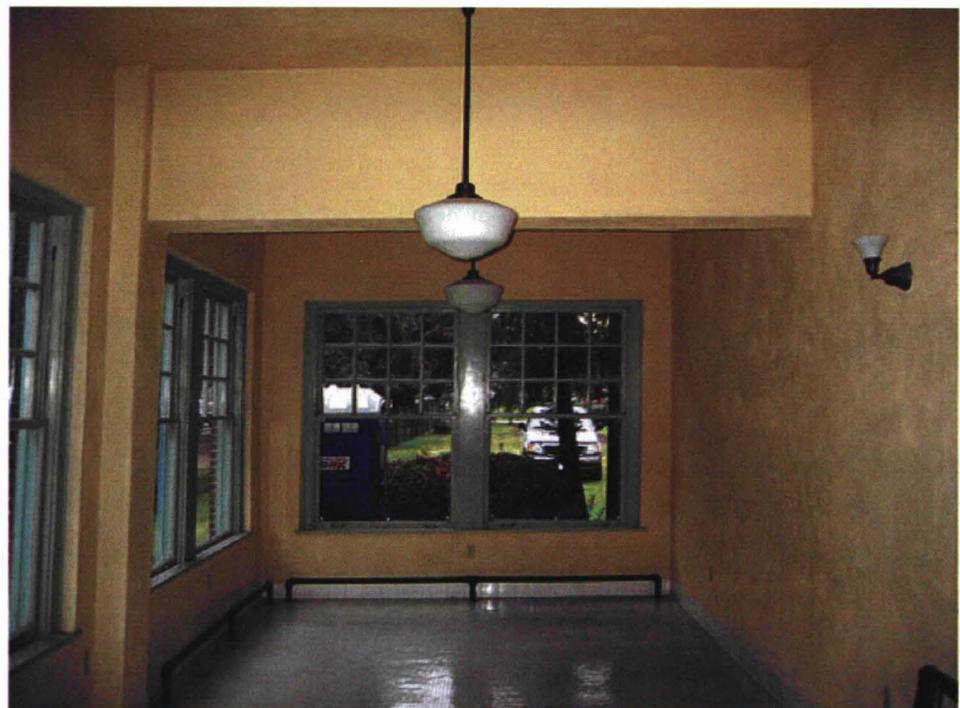




1C-99: Room 109, Lobby.
Behind the desk, looking north.
Chamberlin. 11/03



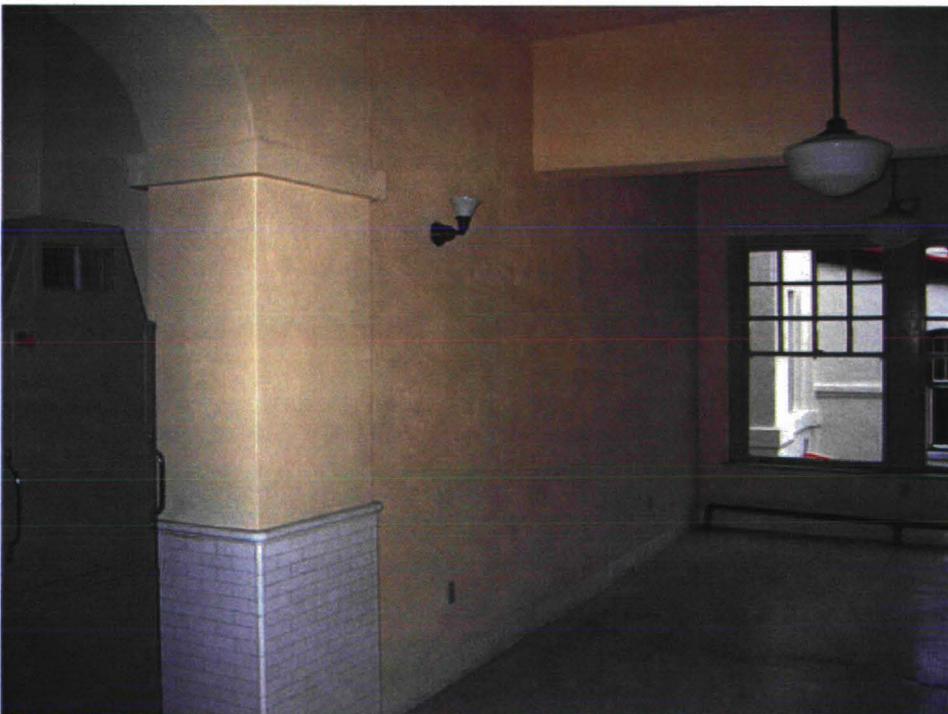
1C-100: Room 110, Sitting Area. NW corner. Windows: 132, 133, 134. Chamberlin. 11/03



1C-101: Room 110, Sitting Area. North wall. Windows: 132, 133, 134. Chamberlin. 11/03



1C-102: Room 110, Sitting Area. NE corner. Window: 134. Chamberlin. 11/03



1C-103: Room 110, Sitting Area. SE corner. Window: 129. Chamberlin. 11/03



1C-104: Room 110, Sitting Area. South wall. Window: 129, 130, 131. Chamberlin. 11/03



1C-105: Room 110, Sitting Area. SW corner. Windows: 129, 130, 131. Chamberlin. 11/03



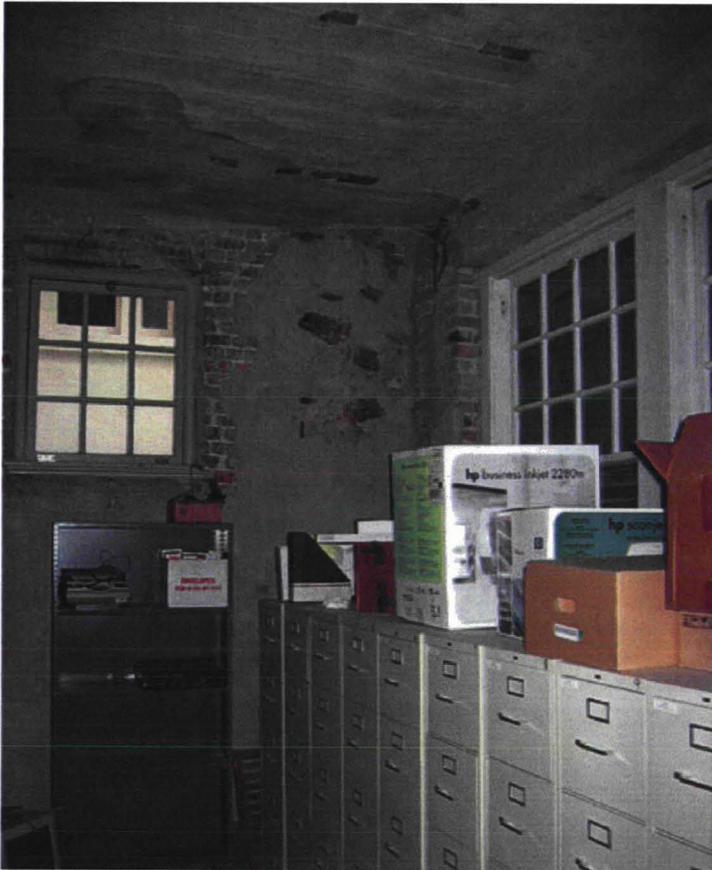
1C-106: Room 110, Sitting Area. West wall. Doors: 110C, 110B, 110A. Chamberlin. 11/03

1C-107: Room 111, Women's
Dressing. SE corner. Doors:
112A, 111B. Chamberlin. 11/03



1C-108: Room 111, Women's
Dressing. East portion of south
wall. Windows: 127, 128.
Chamberlin. 11/03



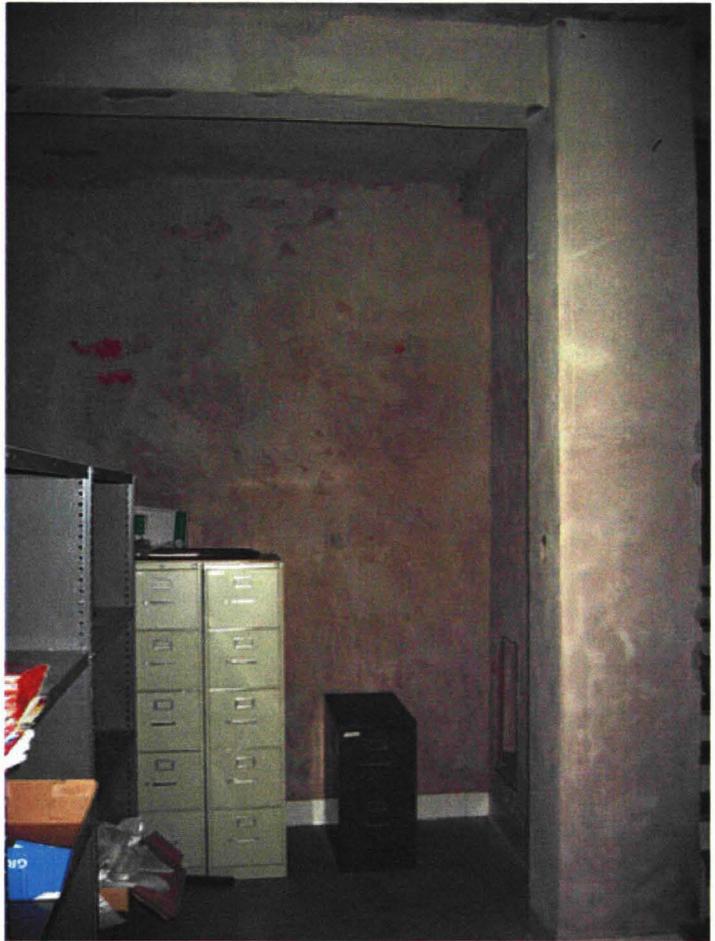


1C-109: Room 111, Women's Dressing. SW corner. Windows: 128, 136 (blocked). Chamberlin. 11/03



1C-110: Room 111, Women's Dressing. North wall. Door: 111. Chamberlin. 11/03

1C-111: Room 111, Women's
Dressing. NE corner. Chamberlin.
11/03



1C-112: Room 111, Women's Dressing. Note ceiling deterioration. Window: 136 (blocked).
Chamberlin. 11/03

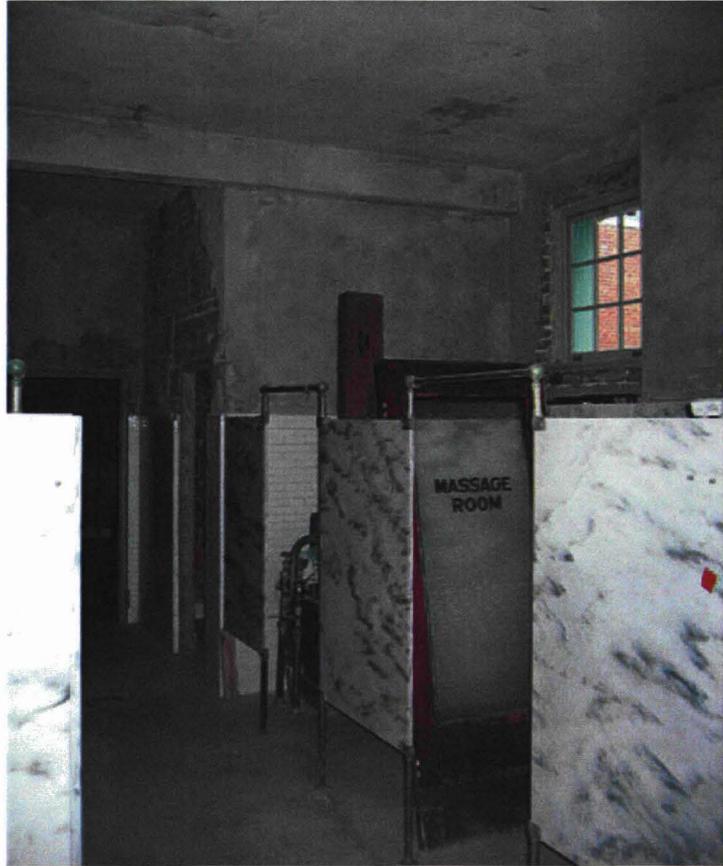


1C-113: Room 112, Women's Bath Hall. Overview looking south. Door: 112B. Windows: 122, 123,124,125. Chamberlin. 11/03

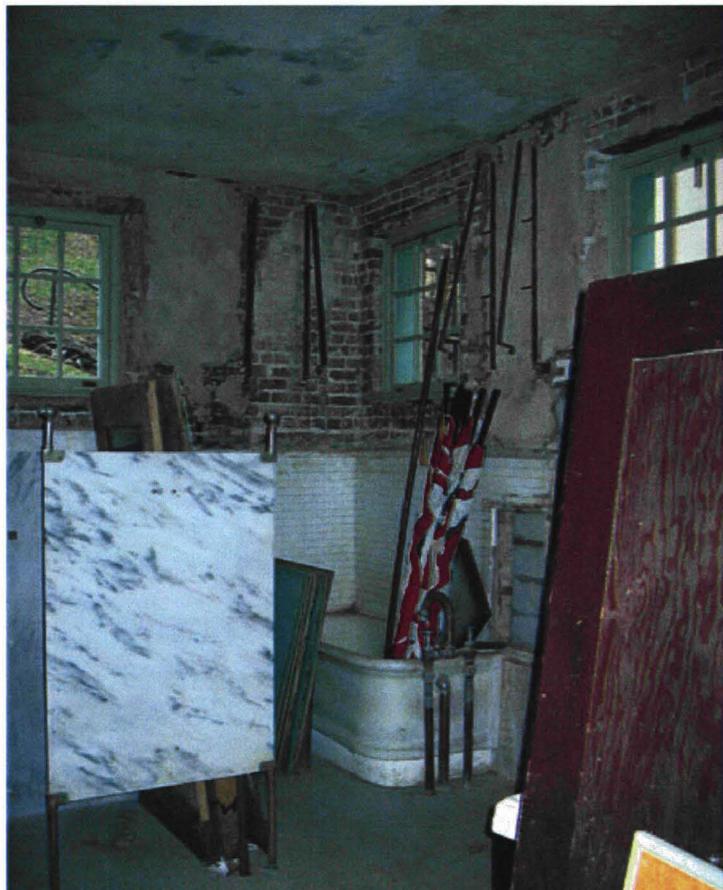


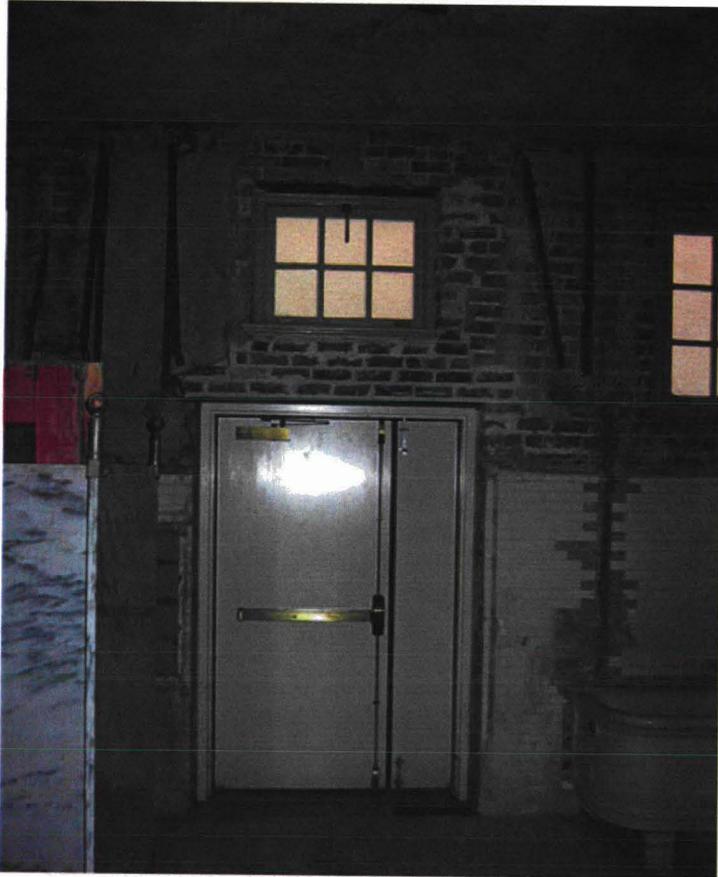
1C-114: Room 112, Women's Bath Hall. North wall. Door: 106A. Chamberlin. 11/03

1C-115: Room 112, Women's Bath
Hall. NE corner. Window: 121.
Doors: 106A, 107. Chamberlin.
11/03

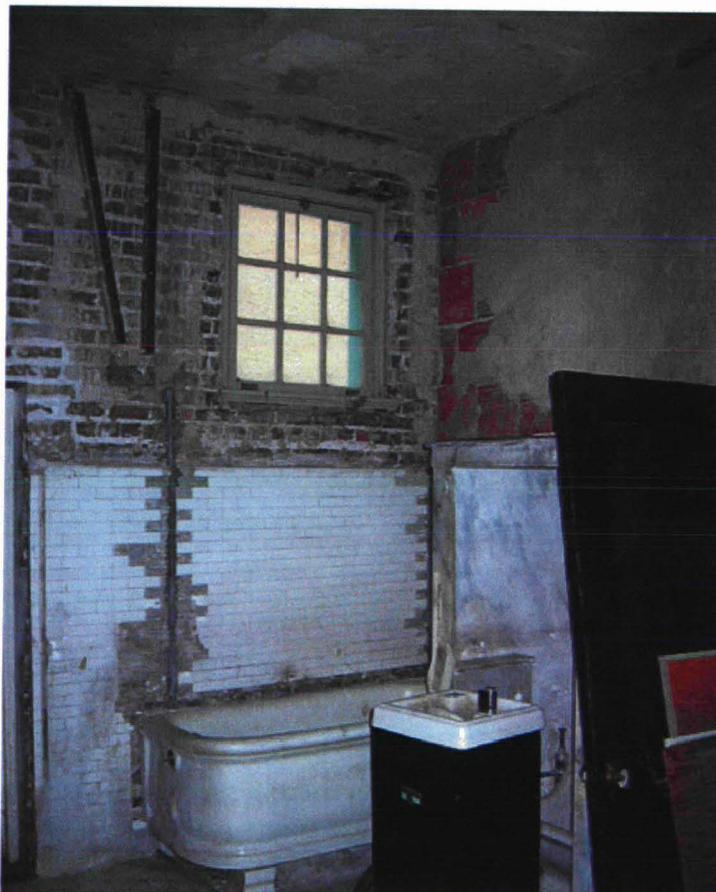


1C-116: Room 112, Women's Bath
Hall. SE corner. Windows: 122,
123, 124. Chamberlin. 11/03





1C-117: Room 112, Women's Bath Hall. South wall, with new door.
Door: 112B. Windows: 124, 125.
Chamberlin. 11/03



1C-118: Room 112, Women's Bath Hall. SW corner. Window: 125.
Chamberlin. 11/03



1C-119: Room 112, Women's Bath Hall. SW corner. Door: 112B. Windows: 124, 125.
Chamberlin. 11/03



C1-120: Room 201, Men's Dressing. West portion of north wall. Windows: 204, 205, 206. Chamberlin. 11/03



C1-121: Room 201, Men's Dressing. East portion of north wall. Windows: 205, 206, 208, 209, 218. Chamberlin. 11/03



C1-122: Room 201, Men's Dressing. Looking along east wall toward NE corner. Windows: 210, 211, 212. Chamberlin. 11/03



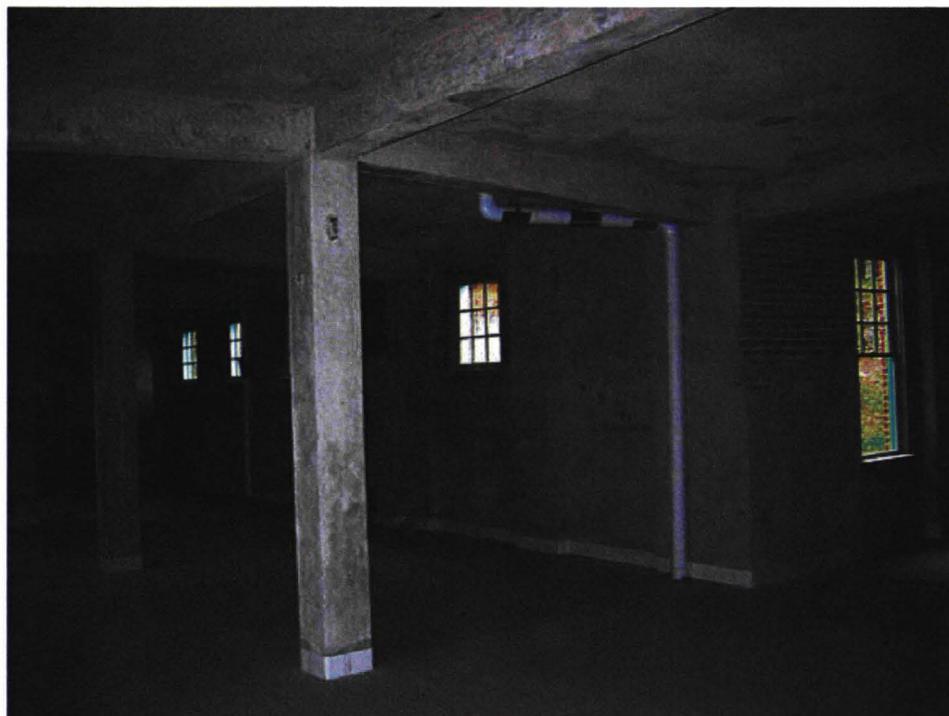
C1-123: Room 201, Men's Dressing. Looking along east wall toward SE corner. Windows: 213, 214, 215. Chamberlin. 11/03



C1-124: Room 201, Men's Dressing. SE portion of south wall. Windows: 213, 214, 215, 216, 217. Chamberlin. 11/03



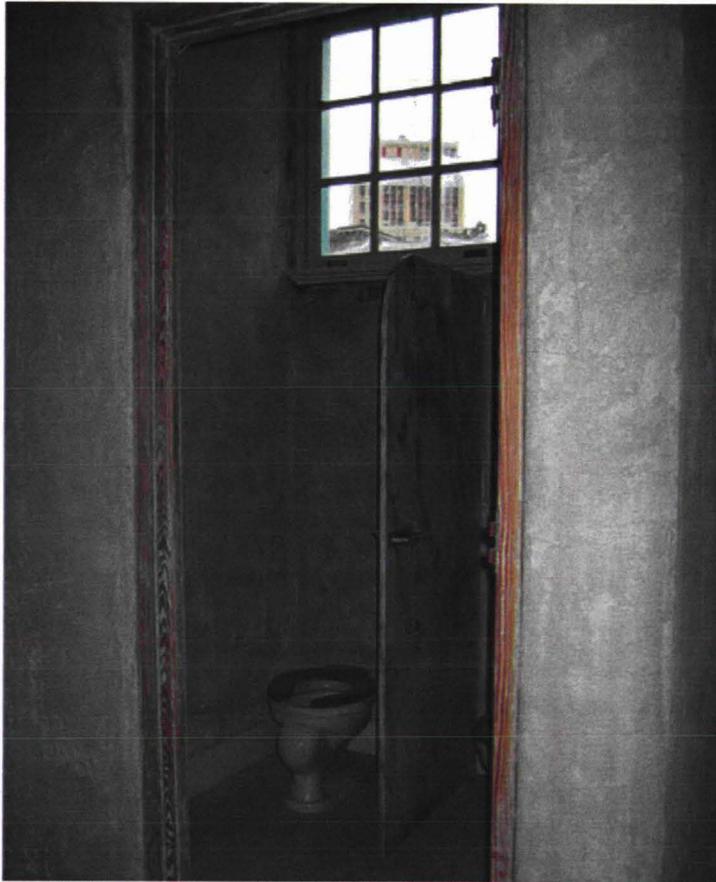
C1-125: Room 201, Men's Dressing. South wall. Windows: 216, 217. Chamberlin. 11/03



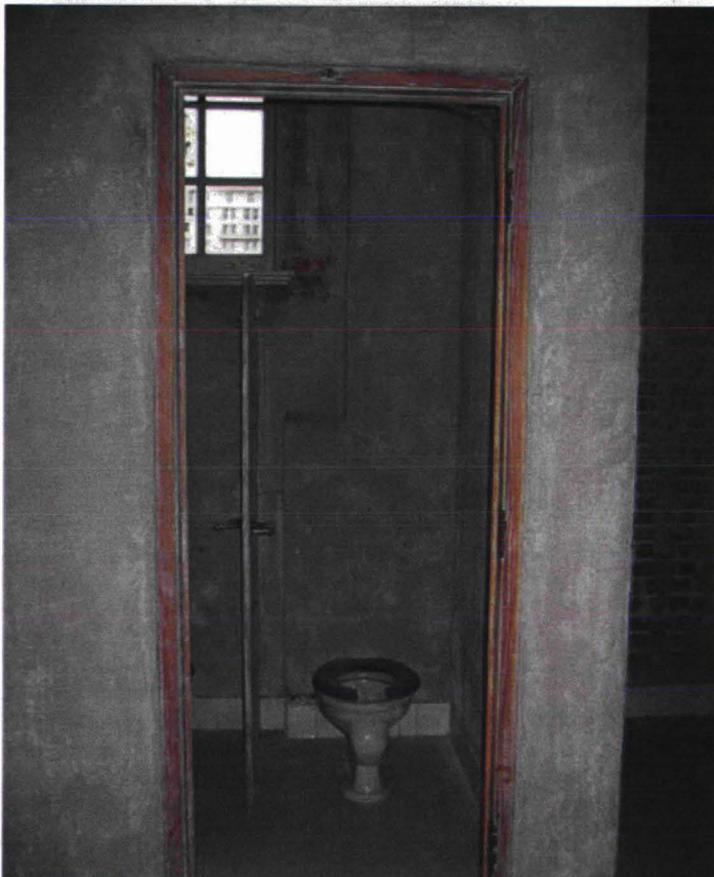
1C-126: Room 201, Men's Dressing. SE portion. Windows: 214, 215, 217, 218. Chamberlin. 11/03



C1-127: Room 201, Men's Dressing. SW corner stairs behind half wall. Chamberlin. 11/03

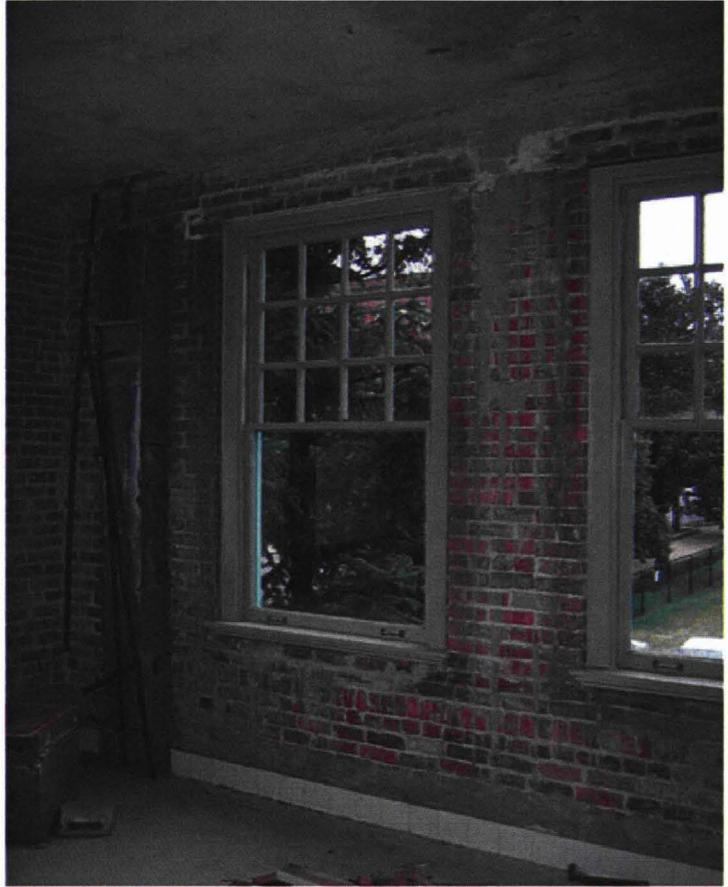


C1-128: Room 202, Toilet. Note
marble partition. Window: 203.
Door: 202. Chamberlin. 11/03

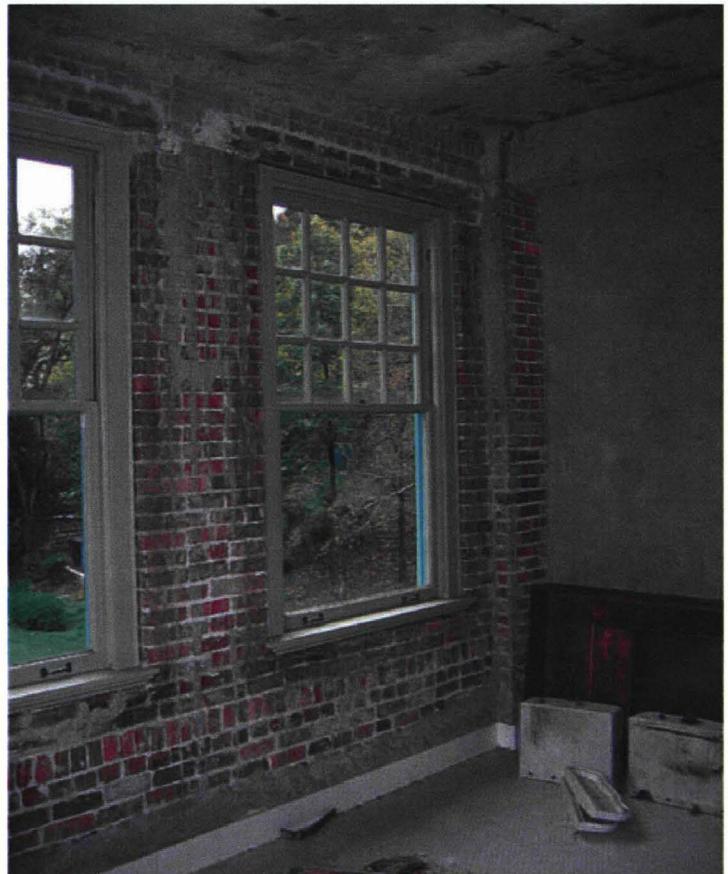


C1-129: Room 202, Toilet. Stool.
Window: 203. Door: 202.
Chamberlin. 11/03

C1-130: Room 203, Men's Lounge.
North wall, west half. Windows:
201, 202. Chamberlin. 11/03

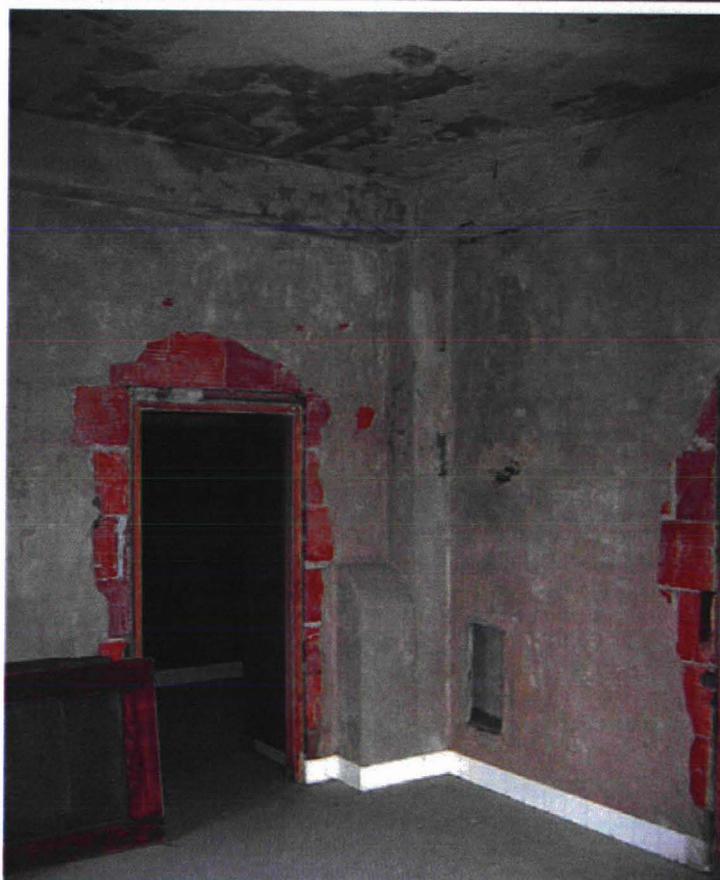


C1-131: Room 203, Men's Lounge.
North wall, east half. Windows:
201, 202. Chamberlin. 11/03



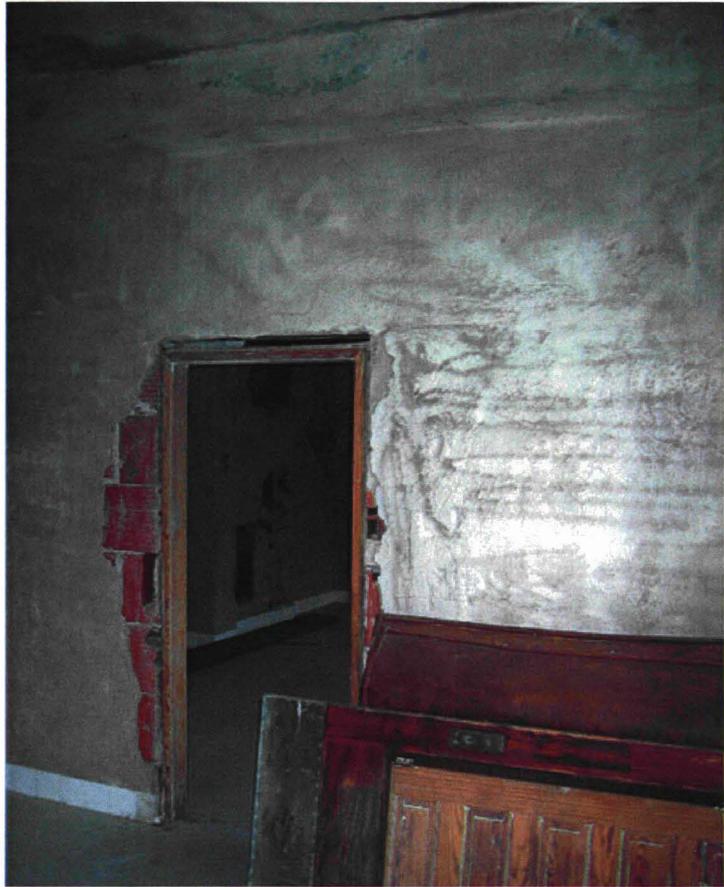


C1-132: Room 203, Men's Lounge.
NE corner to west half of east wall.
Window: 202. Chamberlin. 11/03

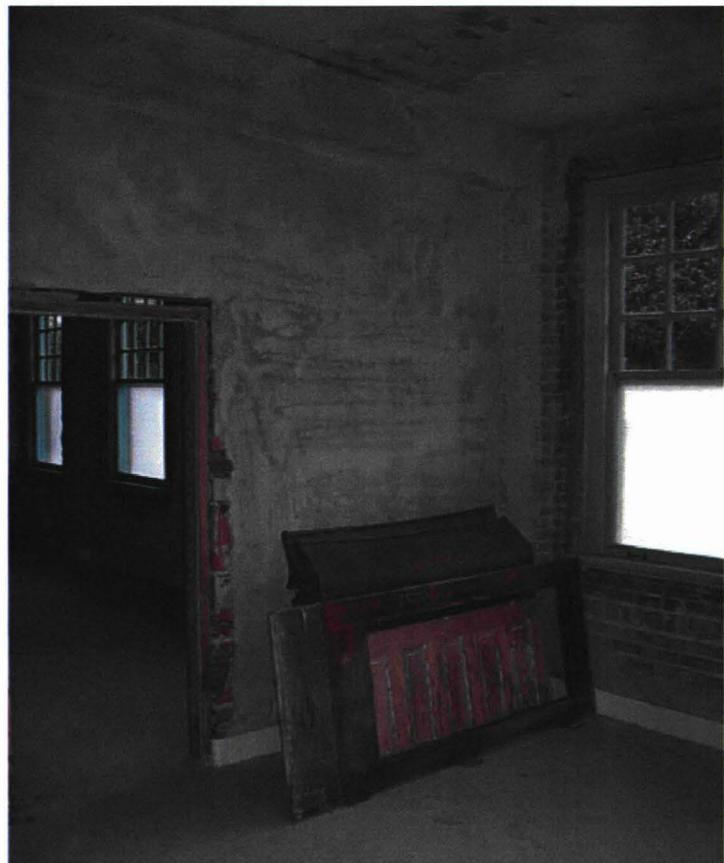


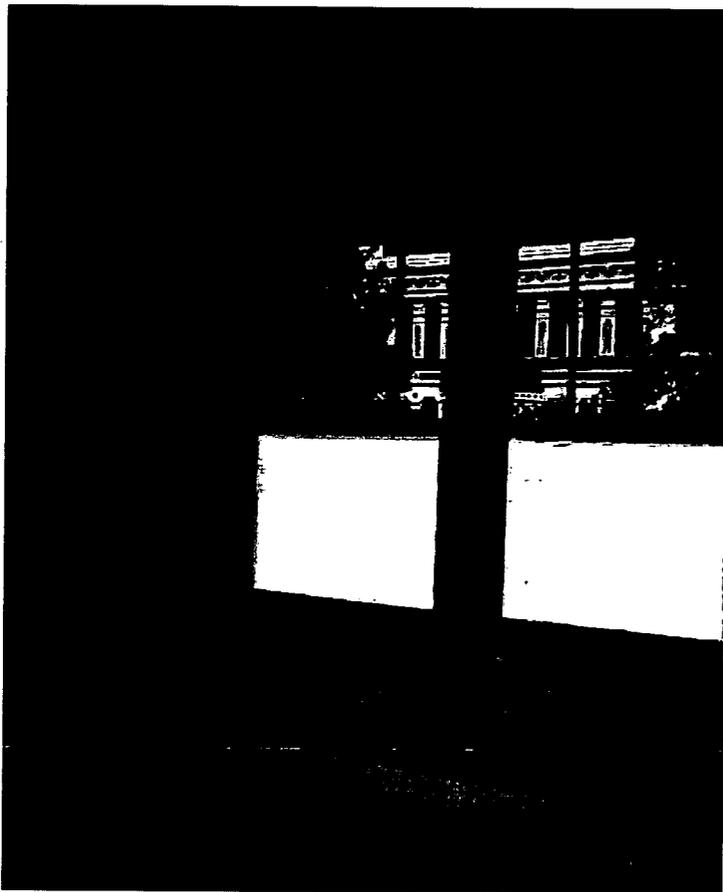
C1-133: Room 203, Men's Lounge.
SE corner. Door: 203. Chamberlin.
11/03

C1-134: Room 203, Men's Lounge.
South wall. Door: 204A.
Chamberlin. 11/03



C1-135: Room 203, Men's Lounge.
SW corner. Door: 204A. Windows:
236. Chamberlin. 11/03





C1-136: Room 203, Men's Lounge.
West wall. Windows: 236, 237.
Chamberlin. 11/03



C1-137: Room 203, Men's Lounge.
NW corner. Windows: 236, 237,
201. Chamberlin. 11/03

C1-138: Room 204, Men's Cool Room. NW corner. Window: 235. Door: 204A. Chamberlin. 11/03

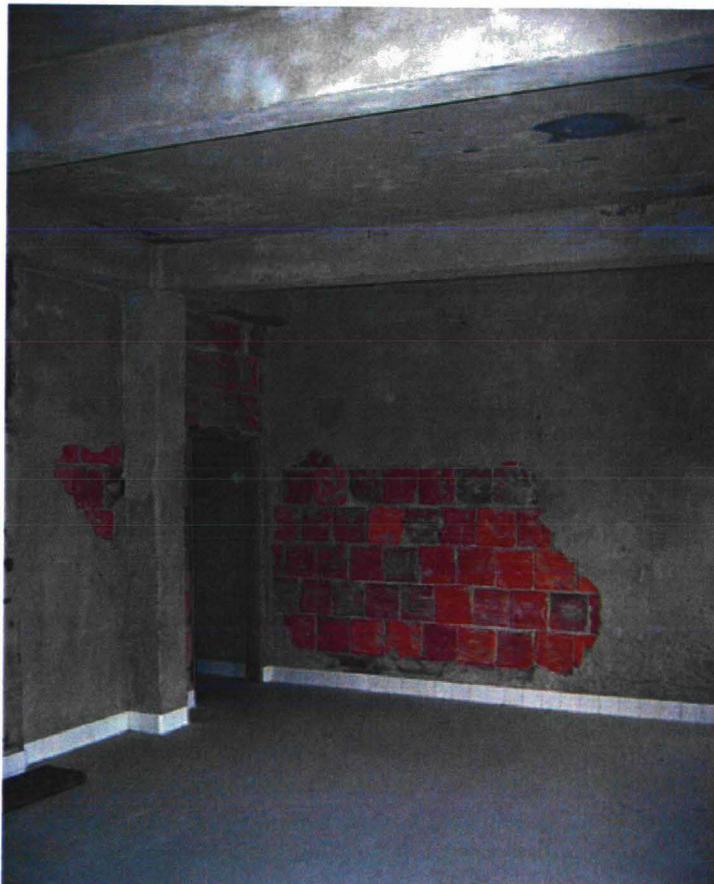


C1-139: Room 204, Men's Cool Room. East wall, north half. Window: 238. Chamberlin. 11/03



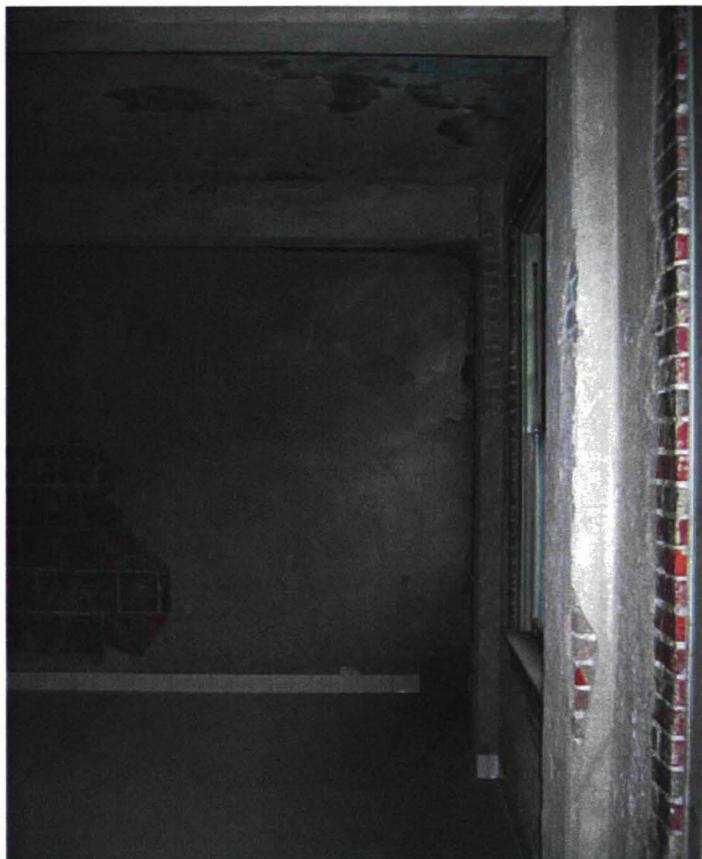


C1-140: Room 204, Men's Cool Room. East wall, south half.
Window: 238. Chamberlin. 11/03



C1-141: Room 204, Men's Cool Room. South wall, east half. Door:
204B. Chamberlin. 11/03

C1-142: Room 204, Men's Cool Room. South wall, west half. Chamberlin. 11/03



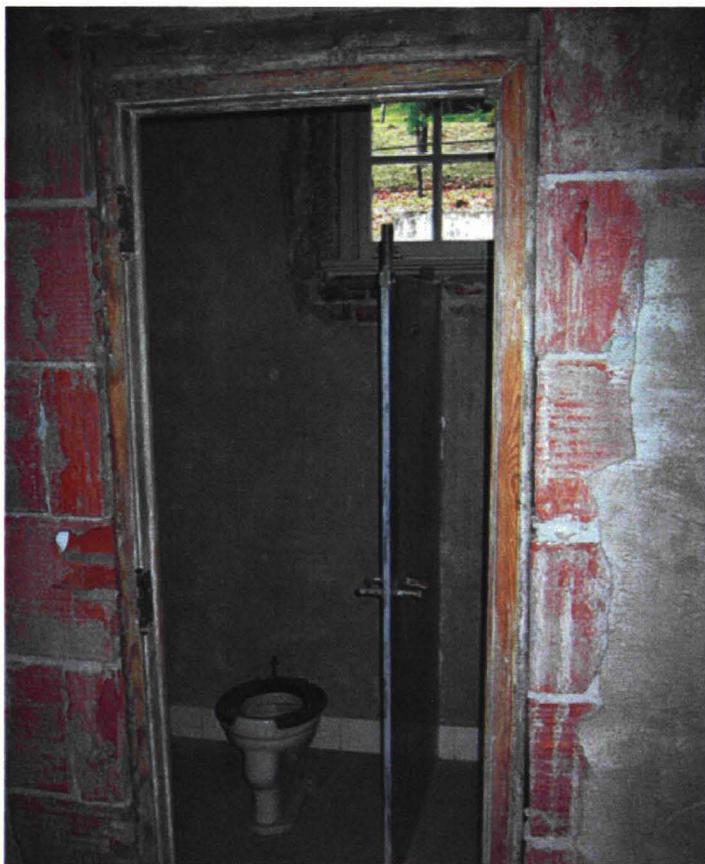
C1-143: Room 204, Men's Cool Room. SW corner. Windows: 233, 234. Chamberlin. 11/03



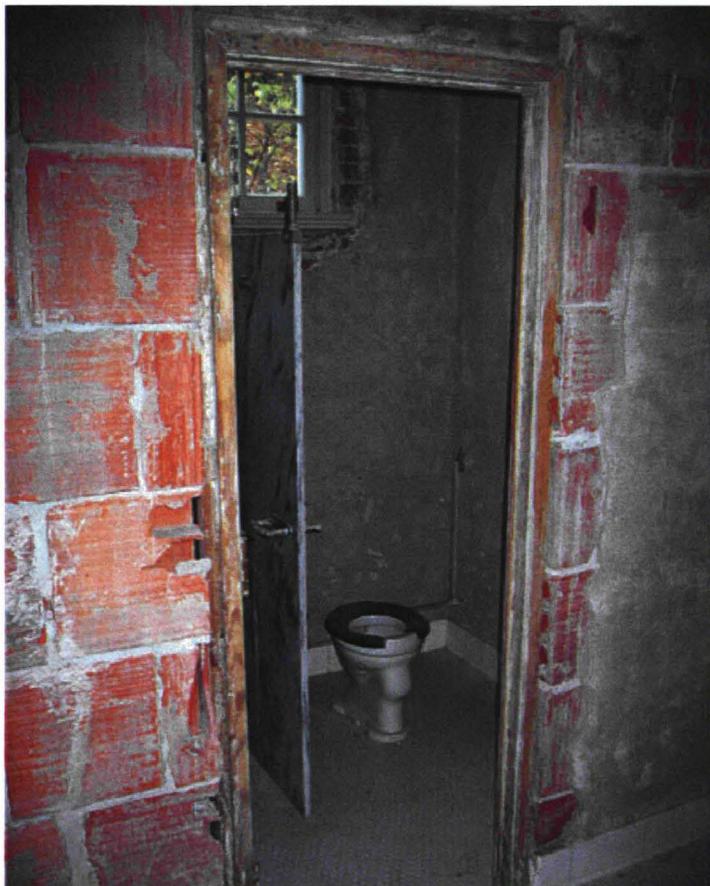


C1-144: Room 204, Men's Cool
Room. West wall. Windows: 234,
235. Chamberlin. 11/03

C1-145: Room 206, Toilet.
Window: 220. Door: 206.
Chamberlin. 11/03

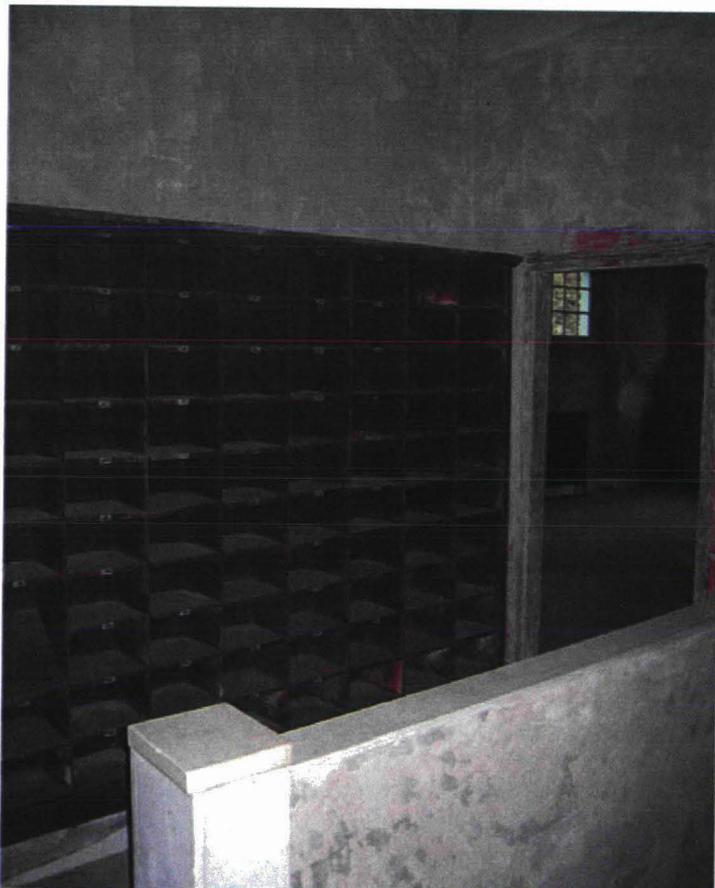


C1-146: Room 206, Toilet.
Window: 220. Door: 206.
Chamberlin. 11/03



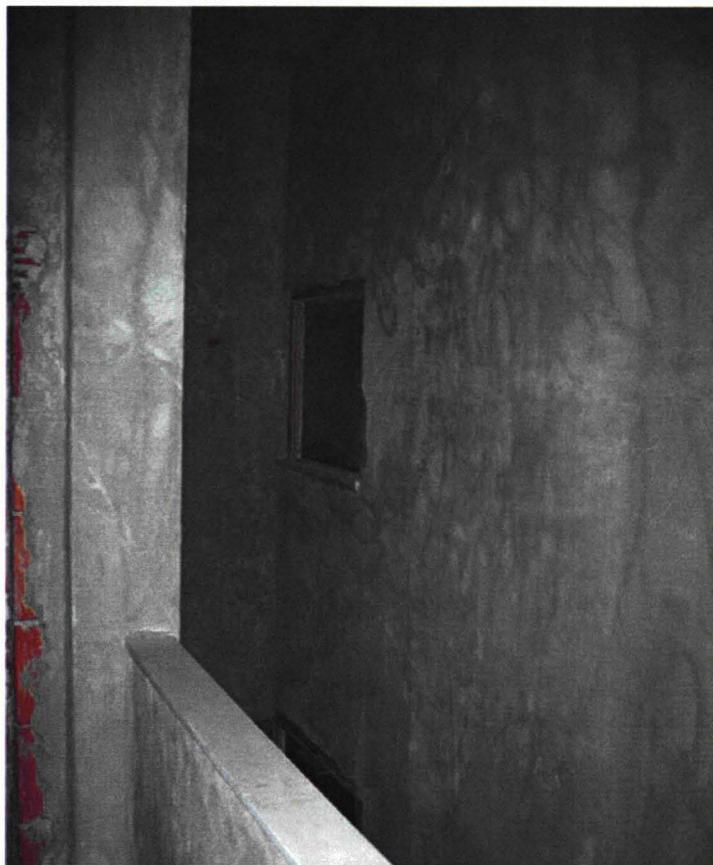


C1-147: Room 207, Locker. North end of east wall, top of south stair. Chamberlin. 11/03



C1-148: Room 207, Locker. South end of east wall. Door: 207. Chamberlin. 11/03

C1-149: Room 207, Locker. West
wall. Window: 239. Chamberlin.
11/03





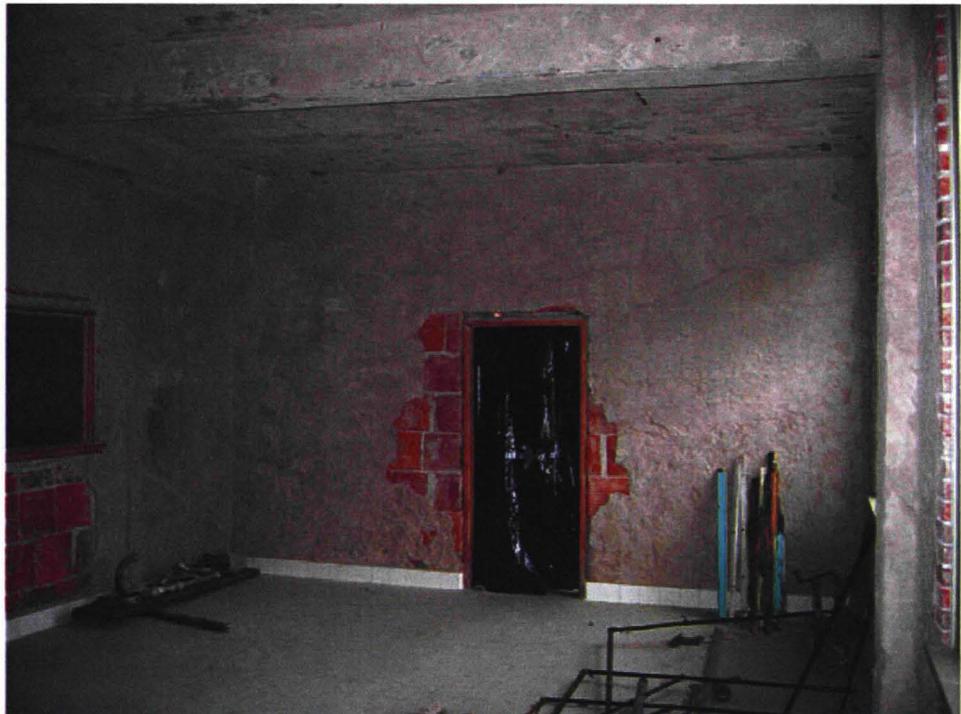
C1-150: Room 208, Women's Cool Room. NE corner and east half of north wall. Door: 208. Chamberlin. 11/03



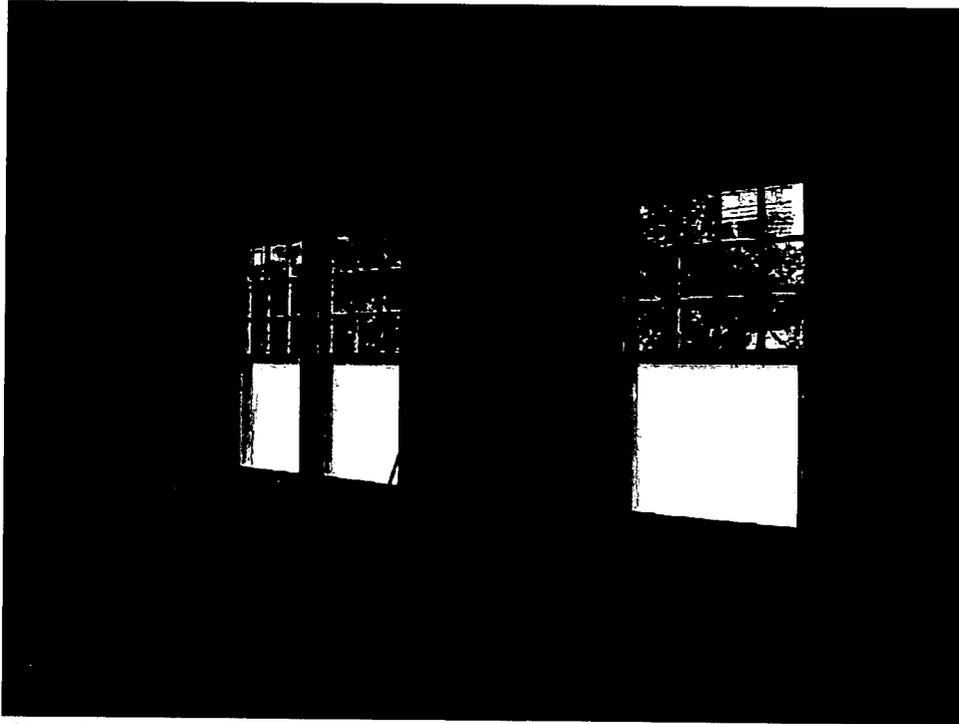
C1-151: Room 208, Women's Cool Room. East wall, north half. Door: 208. Window: 239. Chamberlin. 11/03



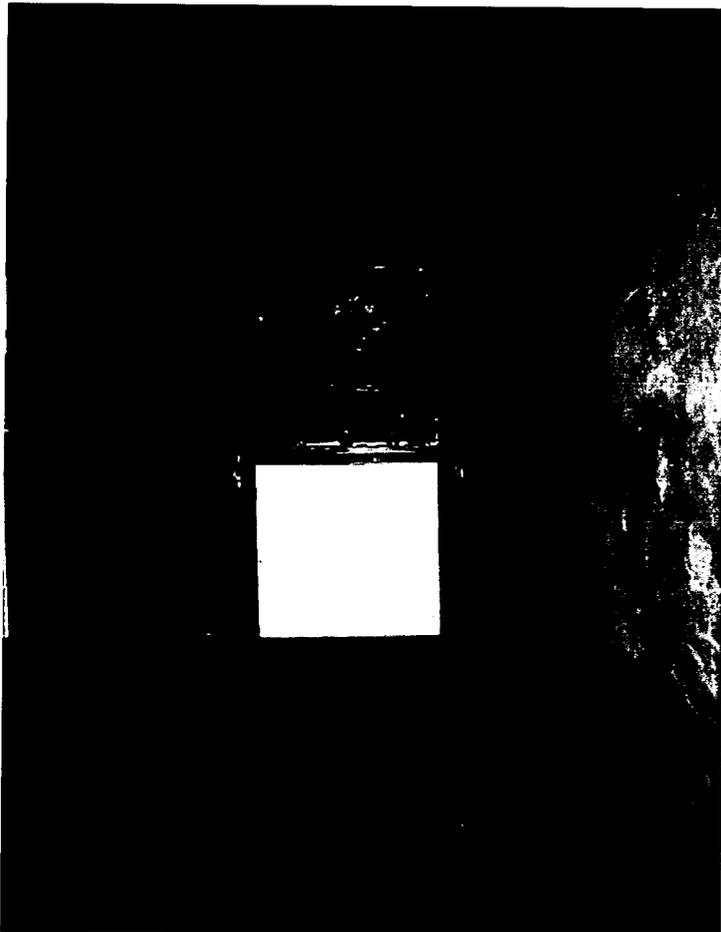
C1-152: Room 208, Women's Cool Room. SE corner. Window: 239. Chamberlin. 11/03



C1-153: Room 208, Women's Cool Room. South wall and SE corner. Window: 239. Door: 208B. Chamberlin. 11/03



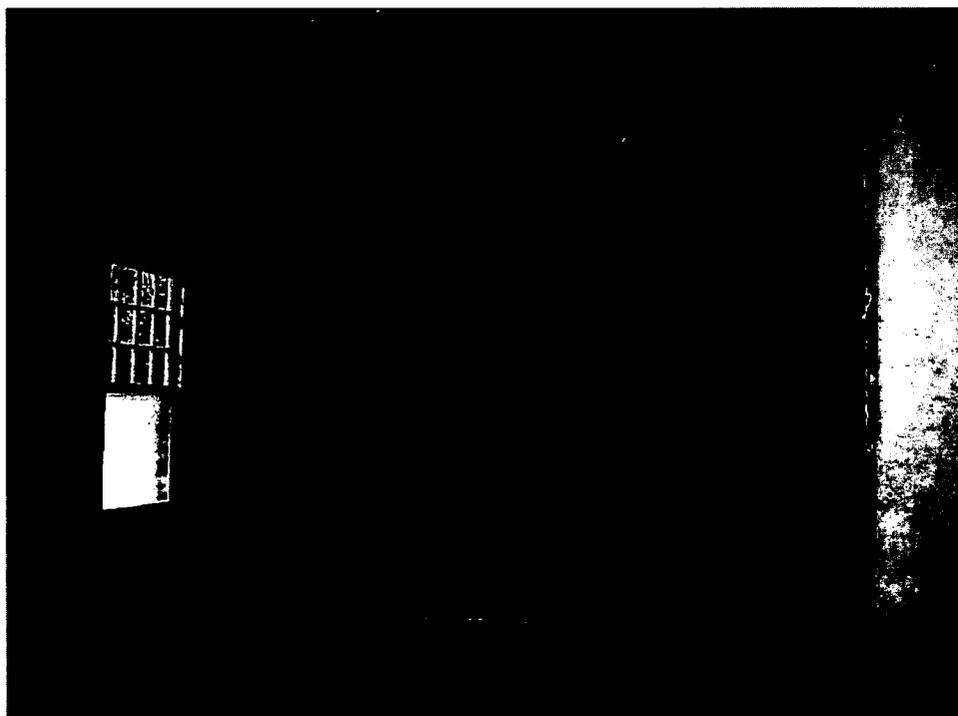
C1-154: Room 208, Women's Cool Room. West wall, south end. Windows: 230, 231.
Chamberlin. 11/03



C1-155: Room 208, Women's Cool Room. West wall, north end.
Window 232. Chamberlin. 11/03



C1-156: Room 208, Women's Cool Room. West wall, north half. Windows: 230, 231, 232. Chamberlin. 11/03



C1-157: Room 208, Women's Cool Room. NW corner and west end of north wall. Window: 232. Chamberlin. 11/03



C1-158: Room 209, Women's Dressing. NW corner. Door: 207. Chamberlin. 11/03

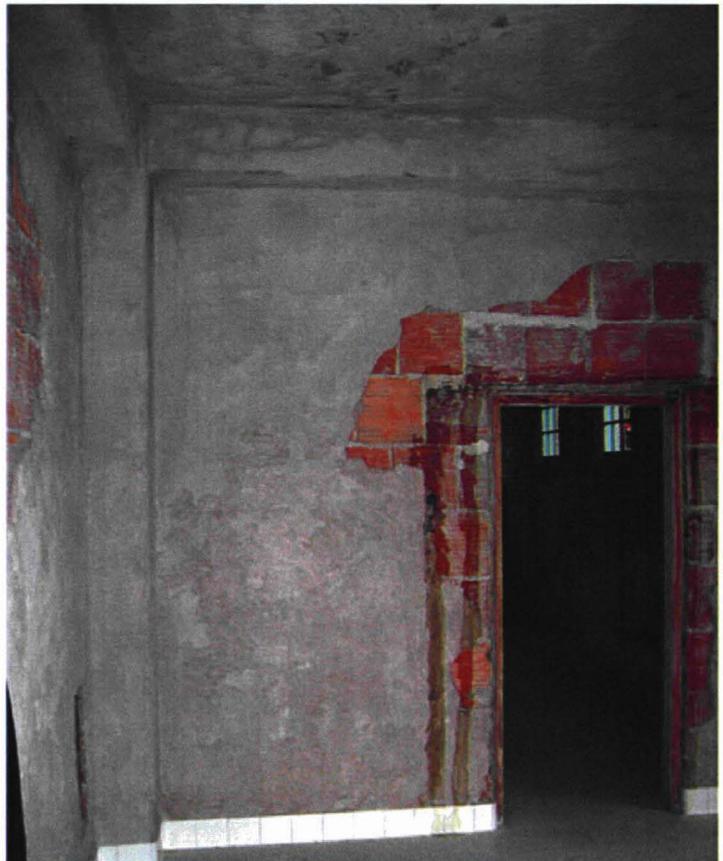


C1-159: Room 209, Women's Dressing. North wall. Doors: 207, 209. Window: 222. Chamberlin. 11/03



C1-160: Room 209, Women's Dressing. NE corner. Door: 206. Window: 221. Chamberlin. 11/03

C1-161: Room 210, Women's Massage. East Wall. Door: 210. Chamberlin. 11/03





C1-162: Room 209, Women's Dressing. SE corner. Windows: 222, 223. Chamberlin. 11/03



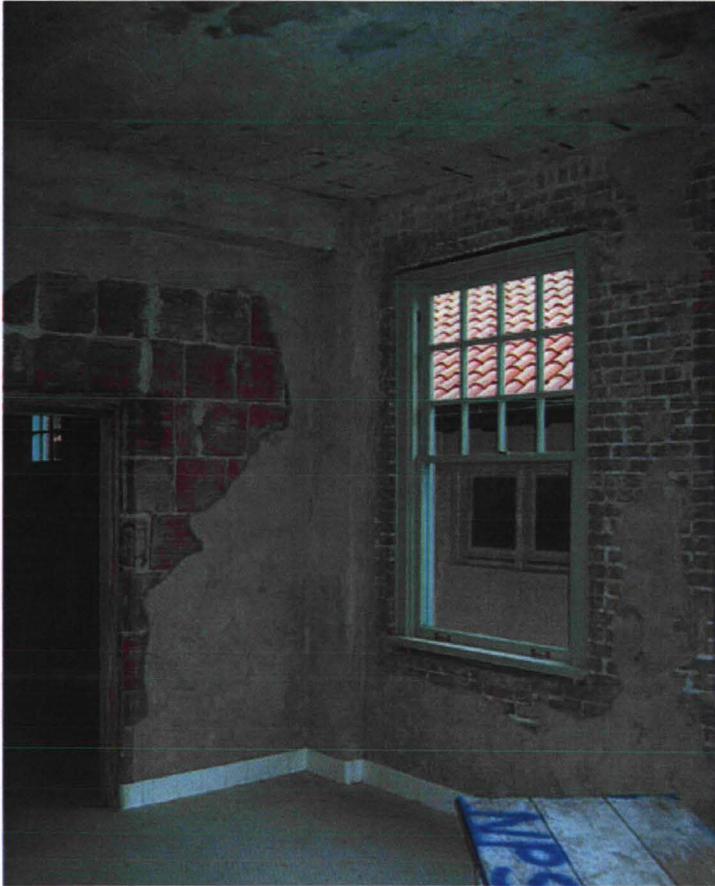
C1-163: Room 209, Women's Dressing. South wall. Windows: 222, 223, 224, 225. Chamberlin. 11/03



C1-164: Room 209, Women's Dressing. SW corner. Door: 210. Windows: 224, 225.
Chamberlin. 11/03



C1-165: Room 209, Women's Dressing. West Wall. Door: 210. Window 229 beyond.
Chamberlin. 11/03



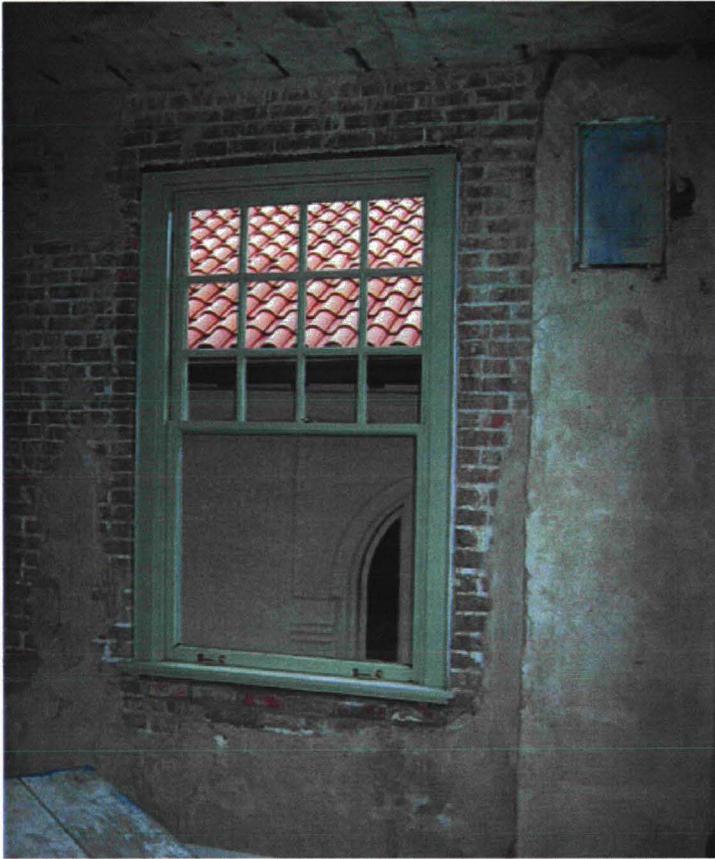
C1-166: Room 210, Women's
Massage. SE corner. Window: 226.
Door: 210. Chamberlin. 11/03

C1-167: Room 210, Women's
Massage. NW corner. Window:
229. Door: 208B. Chamberlin.
11/03

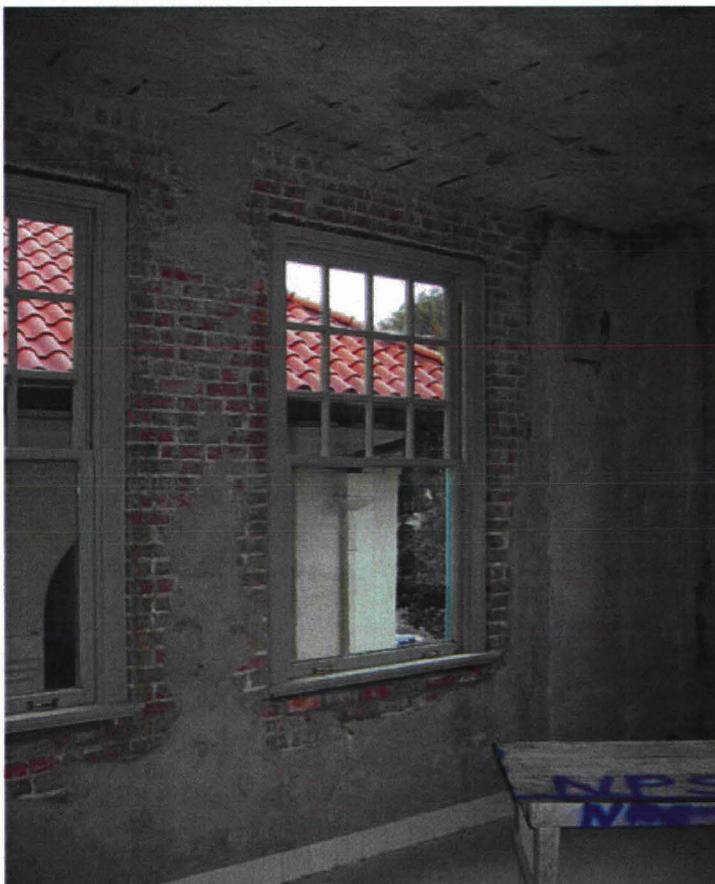


C1-168: Room 210, Women's
Massage. North wall to NE corner.
Door: 208B. Chamberlin. 11/03



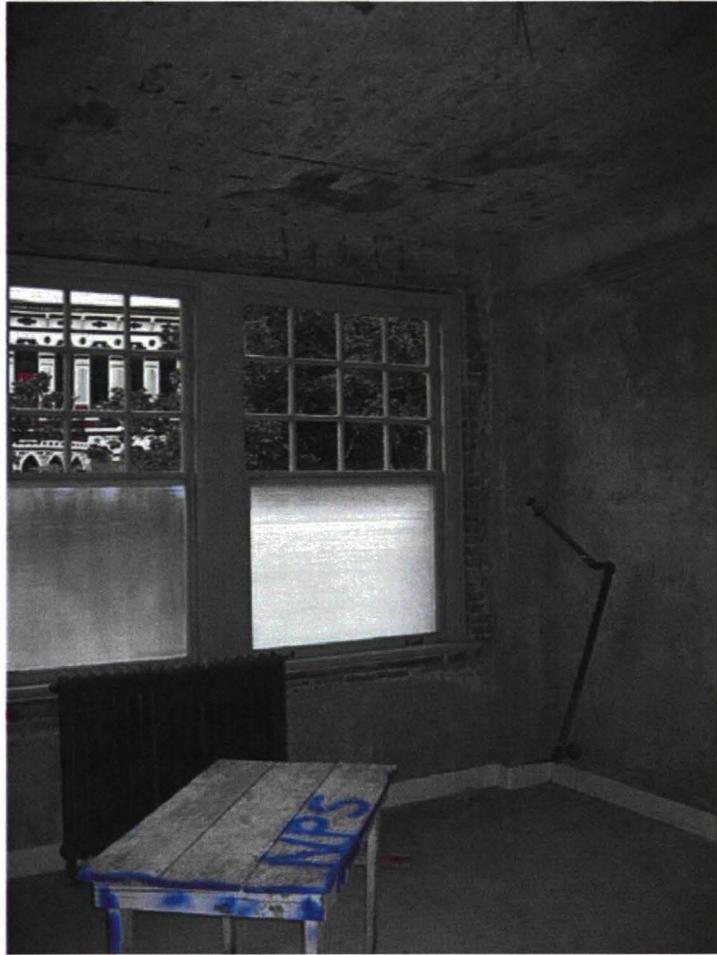


C1-169: Room 210, Women's
Massage. South wall. Window: 227.
Chamberlin. 11/03



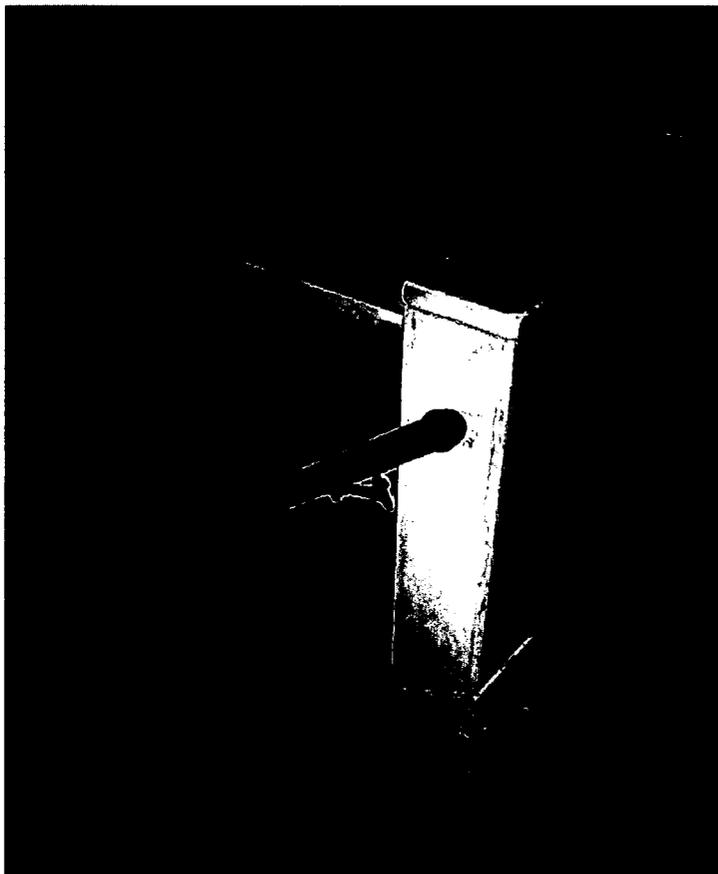
C1-170: Room 210, Women's
Massage. SW corner. Windows:
226, 227. Chamberlin. 11/03

C1-171: Room 210, Women's
Massage. West wall. Window: 228,
229. Chamberlin. 11/03





C1-172: Men's Stairs. Second floor landing, looking down. Door: 109A. Chamberlin. 11/03



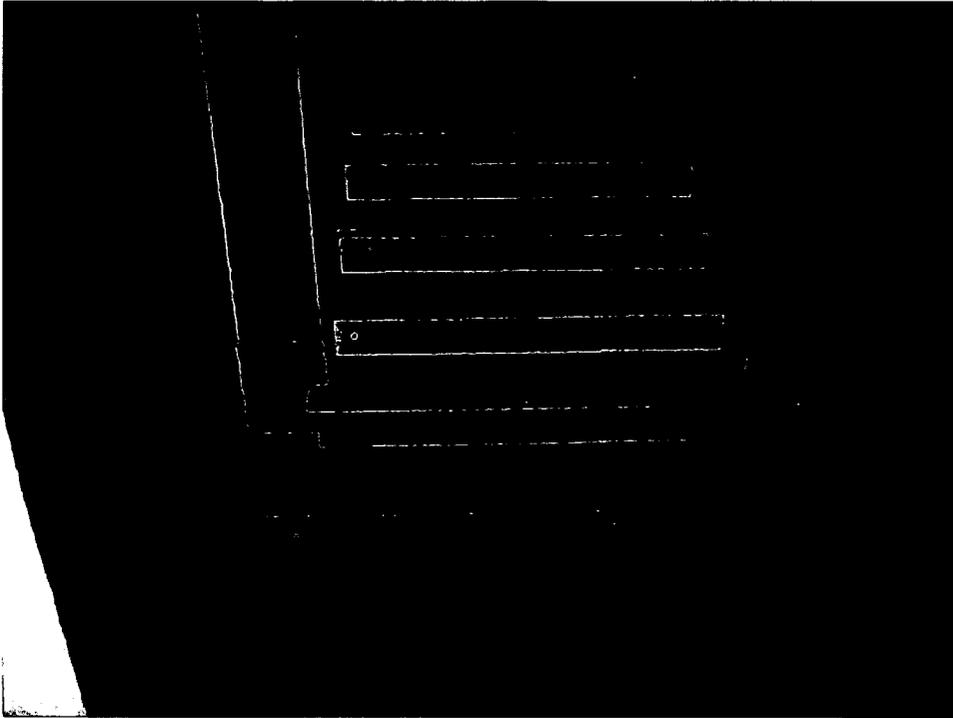
C1-173: Men's Stairs. Second floor. Chamberlin. 11/03



C1-174: Men's Stairs. Second floor. Chamberlin. 11/03



C1-175: Men's Stairs. Second floor. Door: 109A. Chamberlin. 11/03

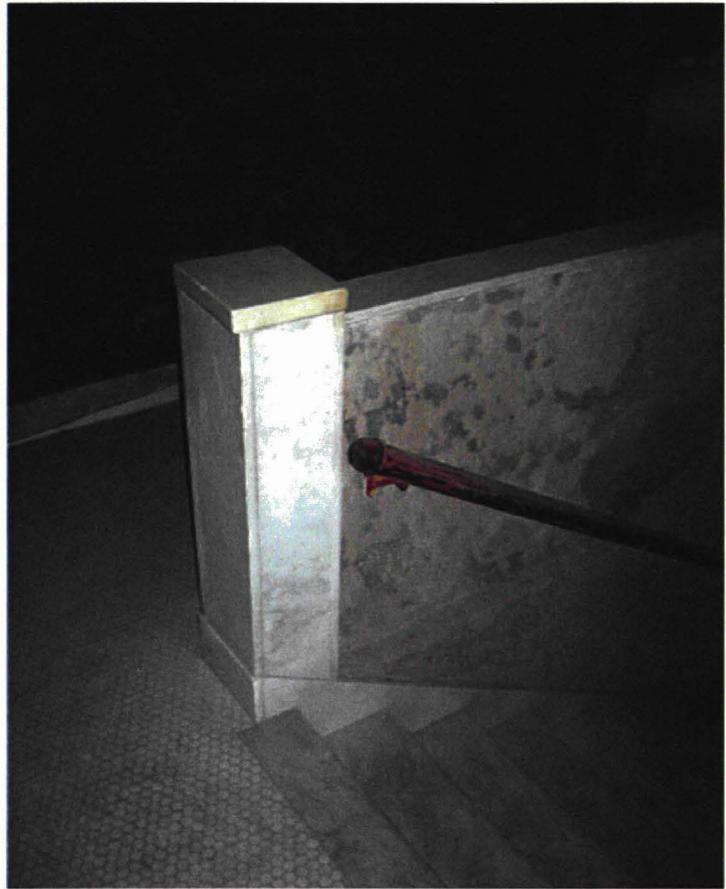


C1-176: Men's Stairs. First floor going up to second floor. Chamberlin. 11/03

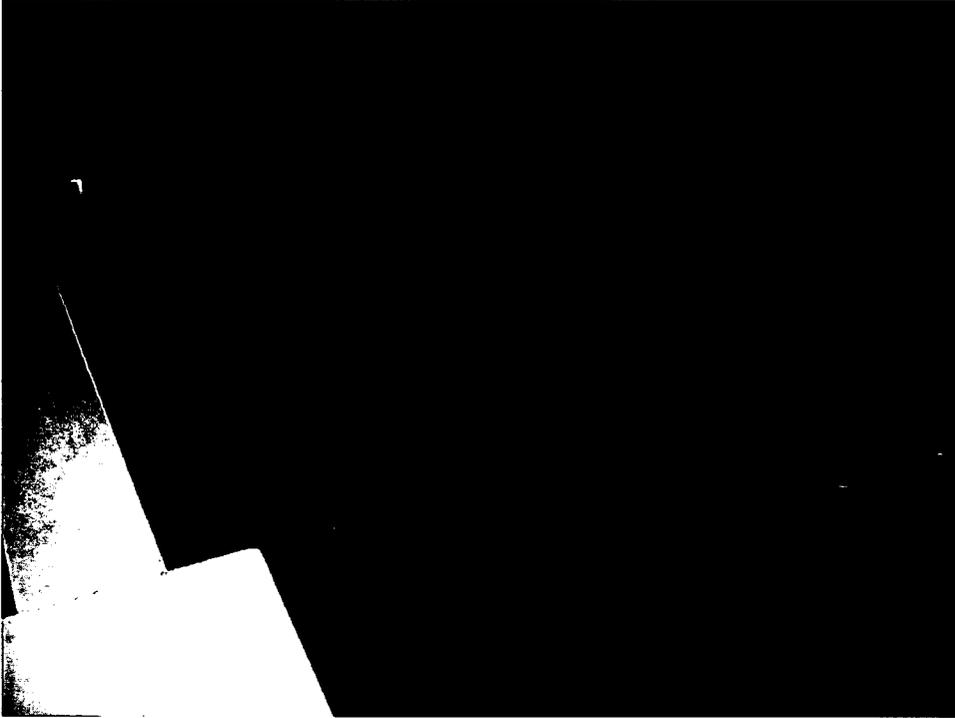


C1-177: Men's Stairs. First floor to second floor. Door: 109A. Chamberlin. 11/03

C1-178: Women's Stairs. Second floor. Chamberlin. 11/03



C1-179: Women's Stairs. Second floor landing, looking down to first floor. Chamberlin. 11/03



C1-180: Women's Stairs. Second floor down to first. Door: 109B. Chamberlin. 11/03

Appendix B. BIBLIOGRAPHY

BIBLIOGRAPHY FOR DEVELOPMENTAL HISTORY SECTION

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Appendix C. CREEK ARCH

THE CREEK ARCH

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

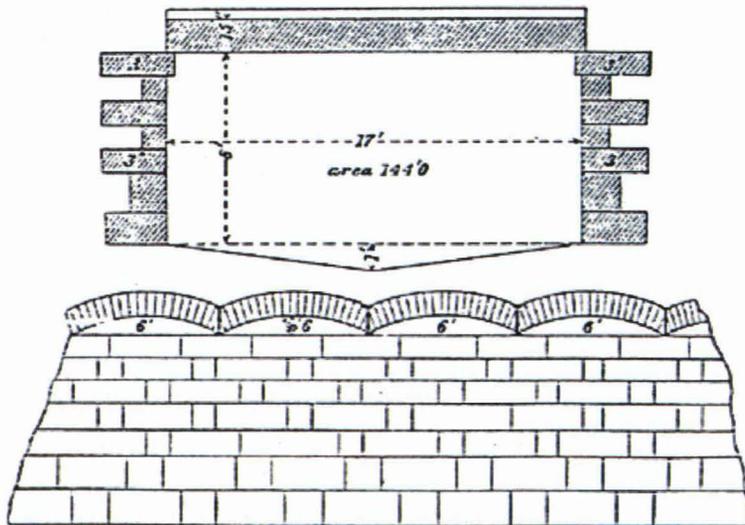
HISTORICAL BACKGROUND

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 untrammelled 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.

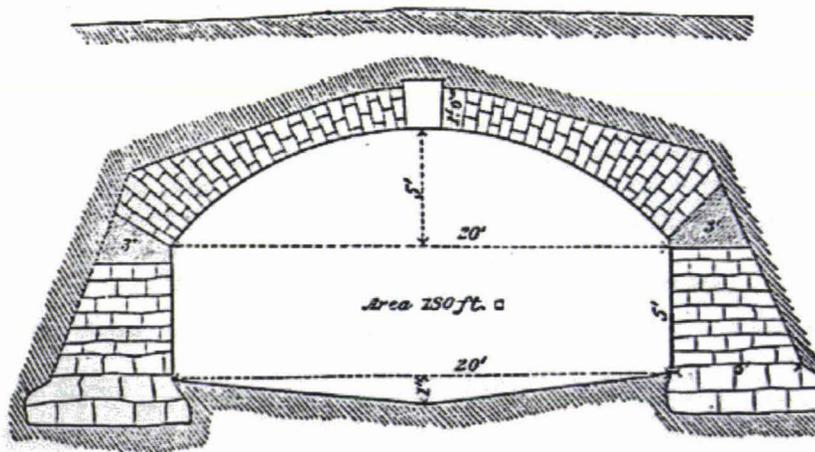
Handbury's design would support 6.5 tons per lineal foot for tunnel, while the selected design of Hamblen would support 27.2 tons per



Scale $\frac{1}{2}$ " to the foot.

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.

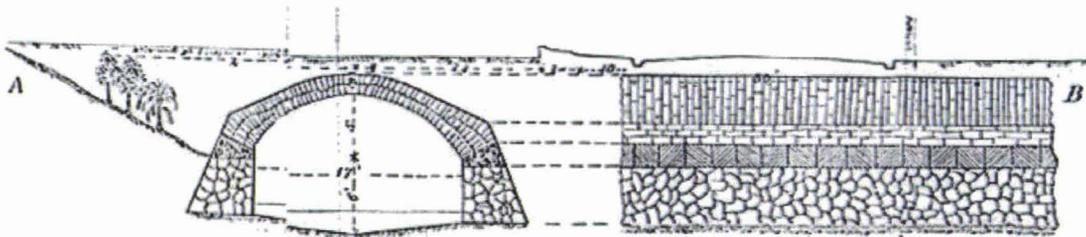
CA-1: Handbury's Arch. Provided by Hot Springs National Park.



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 toward 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 from 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 from 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.

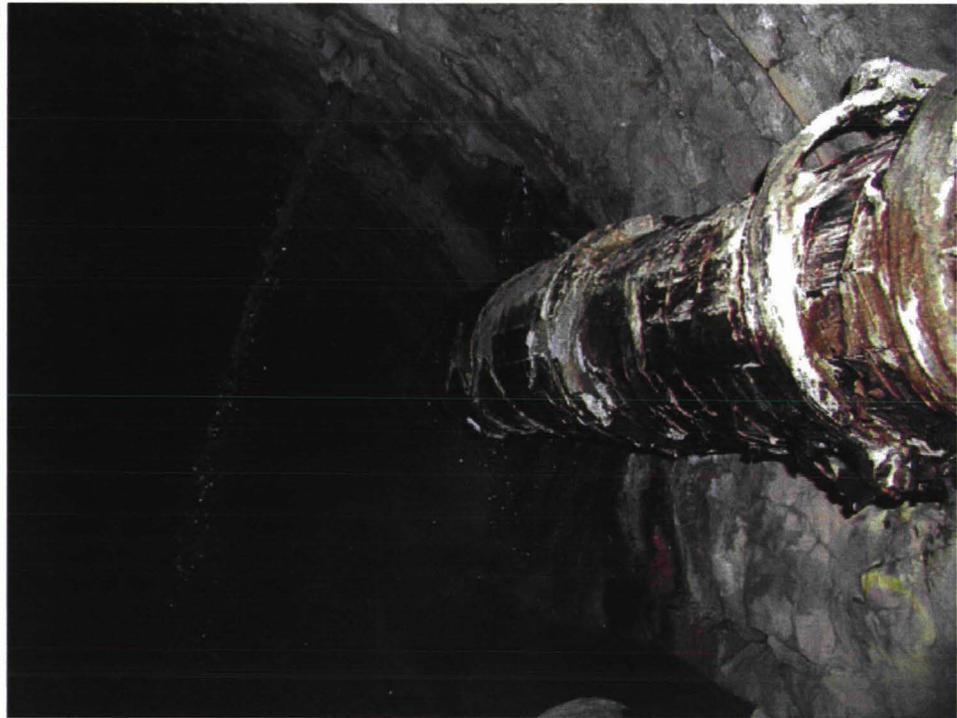


CA-4: The Creek Arch. The feel of the tunnel.

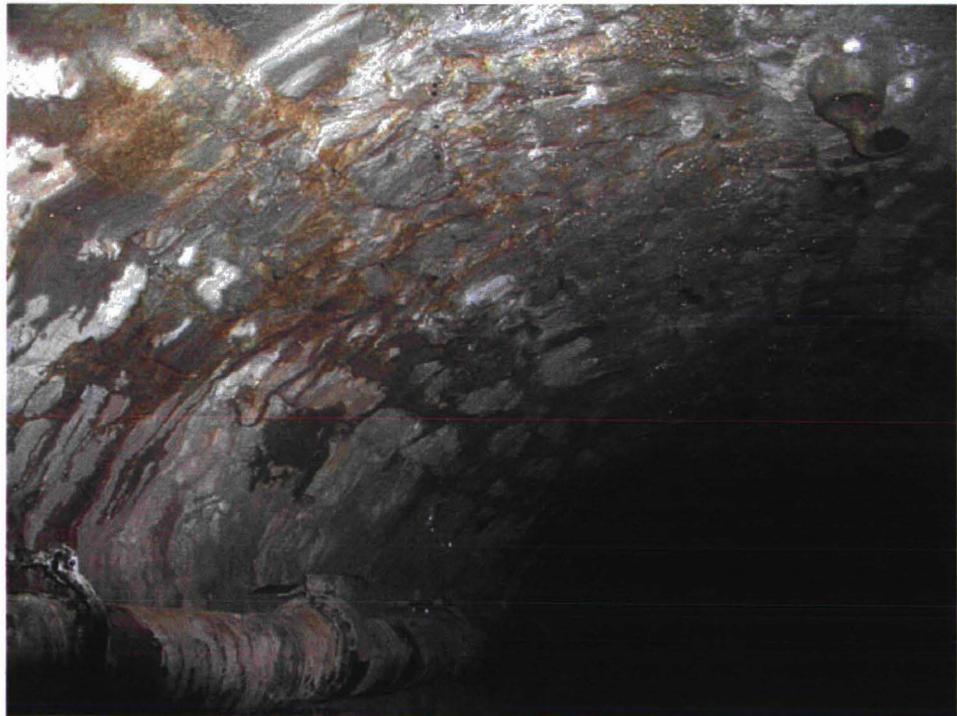


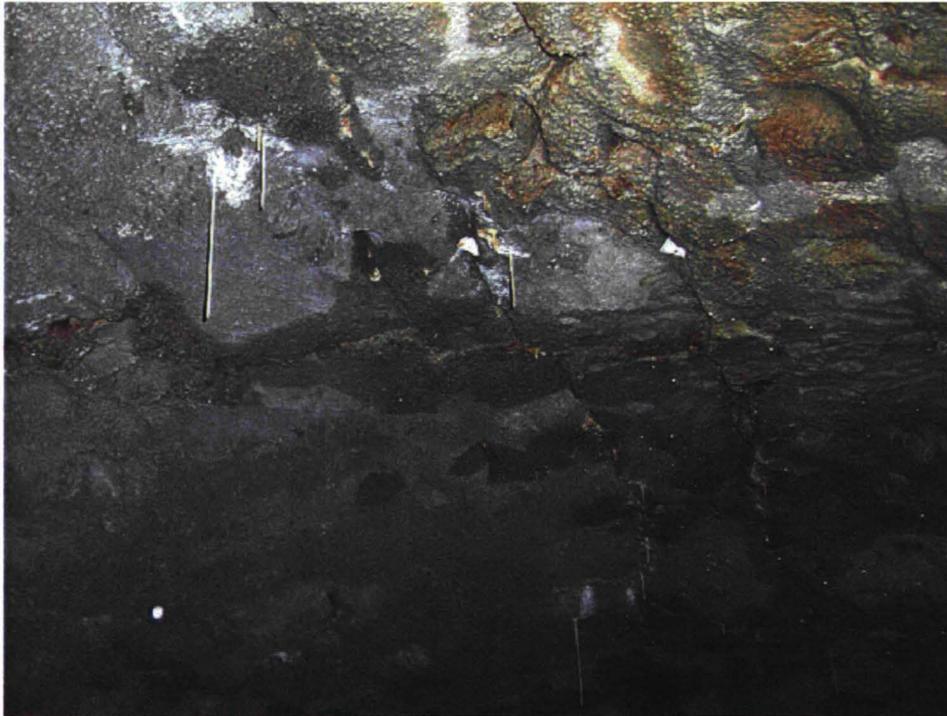
CA-5: The Creek Arch. The hot springs collection pipe.

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.



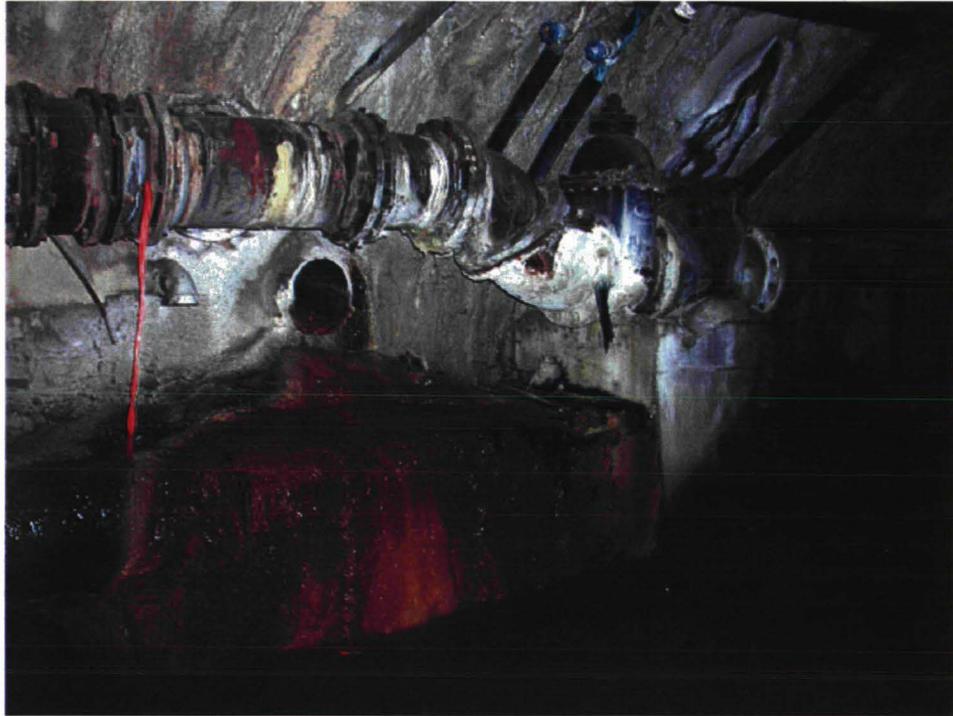


CA-8: The Creek Arch. A building up of stalactites from the arch surface. This is evidence of a steady drip.



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 D. 2003 CONDITION DRAWINGS

- C1 BATHHOUSE ROW AERIAL PHOTOGRAPH
- C2 BATHHOUSE ROW SITE PLAN
- S1 SUPERIOR BATHHOUSE BASEMENT AND FIRST FLOOR PLANS
- S2 SUPERIOR SECOND FLOOR AND ROOF PLANS
- S3 SUPERIOR BATHHOUSE ELEVATIONS



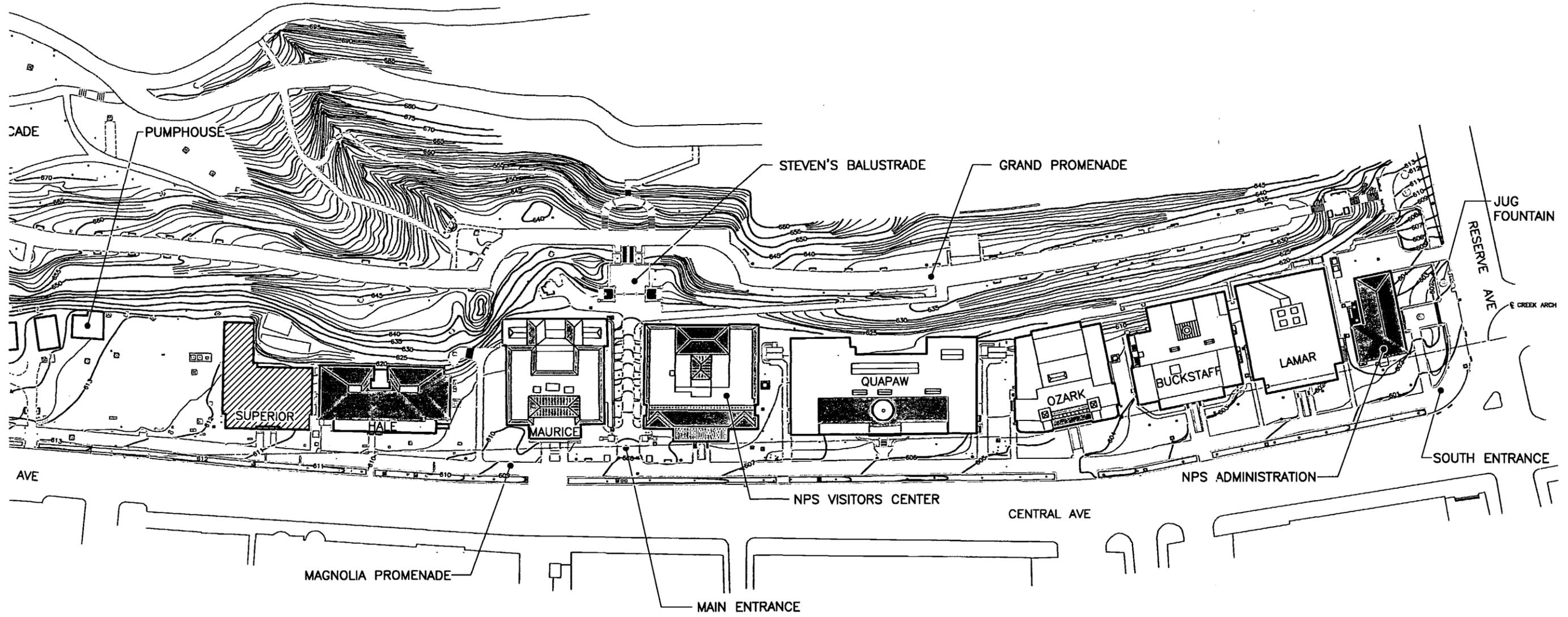
DATE UNKNOWN (1980s?)

1 BATHHOUSE ROW AERIAL PHOTOGRAPH
C1



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DATE:			

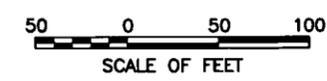
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1
C1 CENTRAL AVENUE SITE PLAN
SCALE (A)

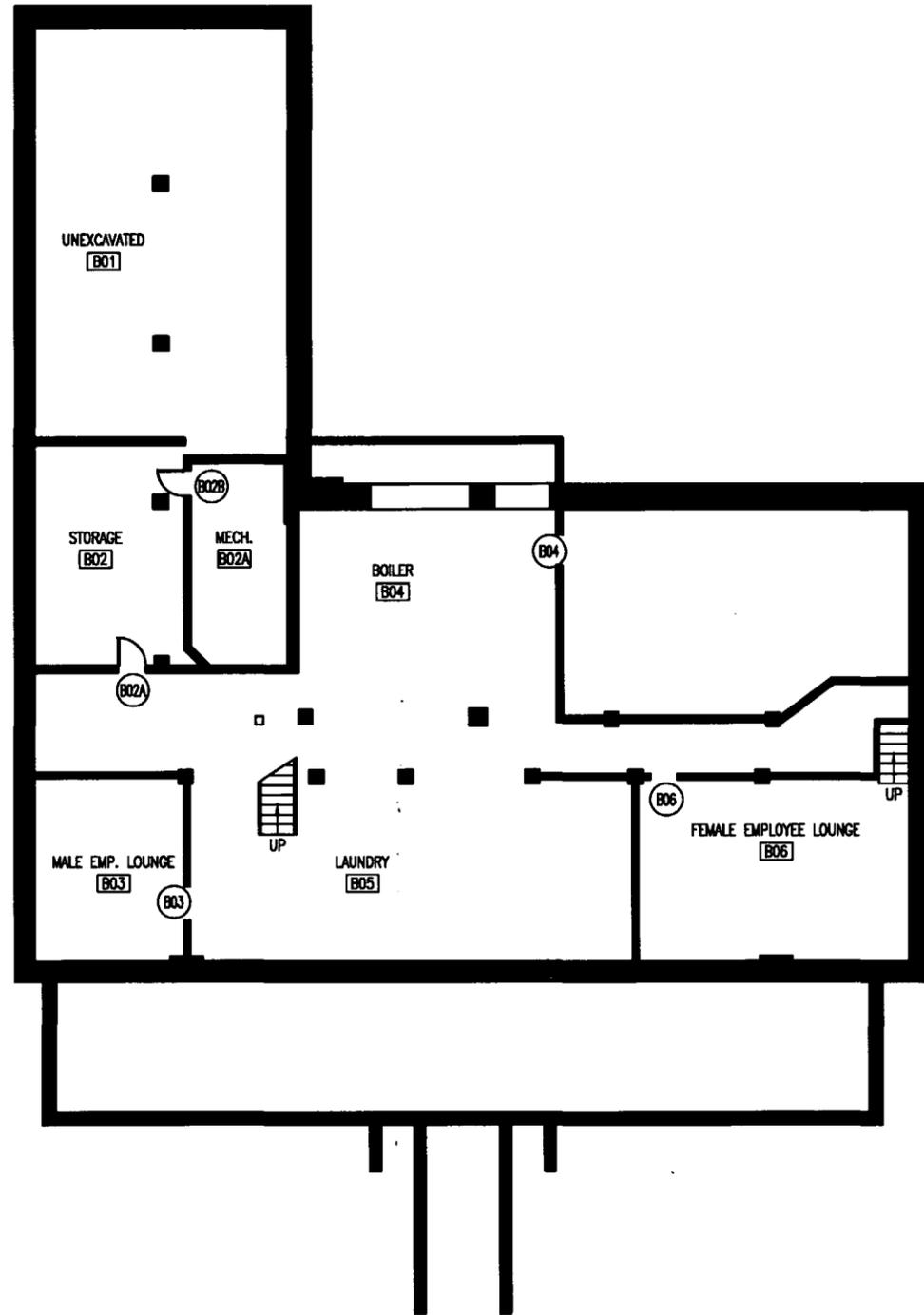


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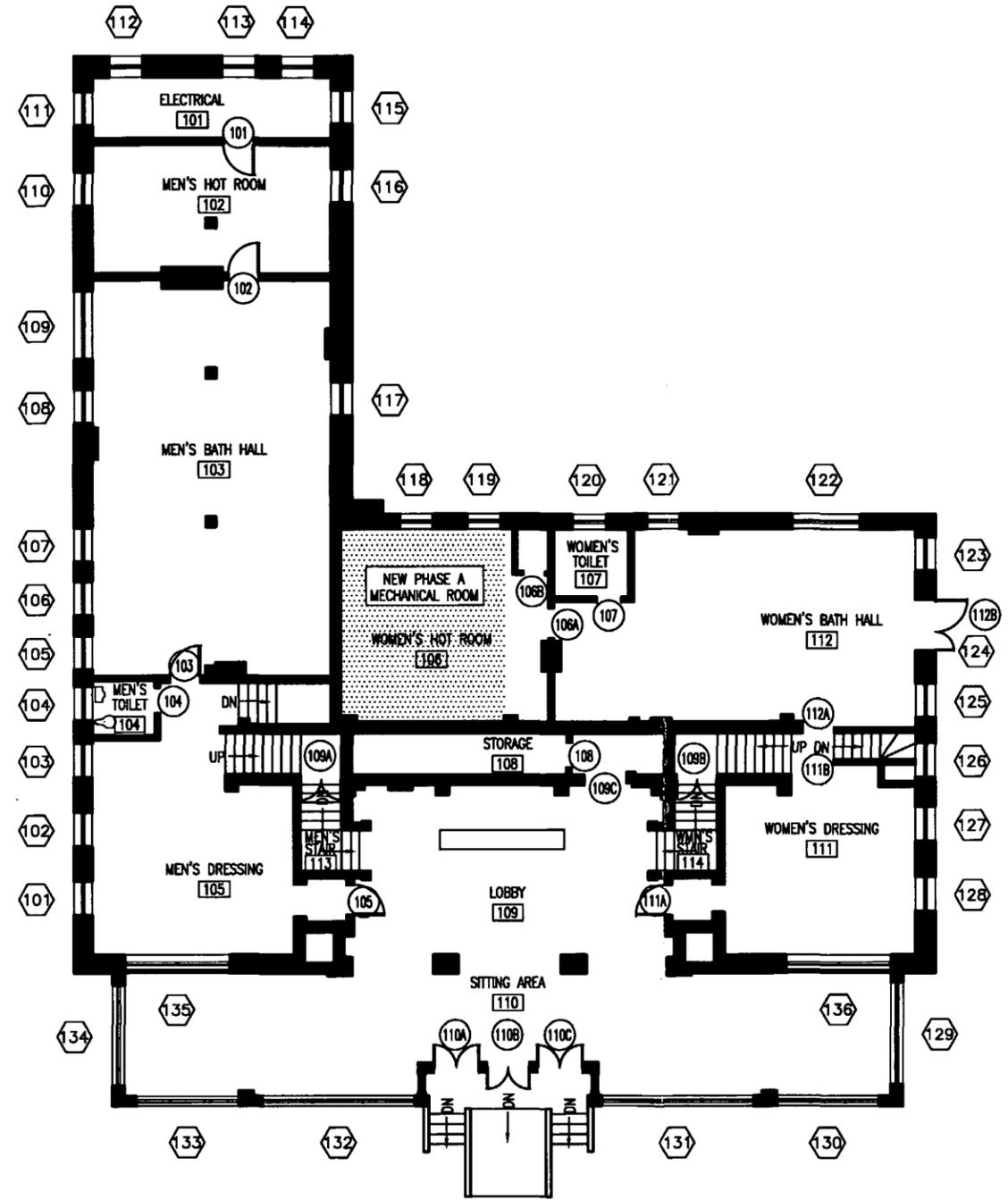


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DATE:			SHEET 2 OF 2

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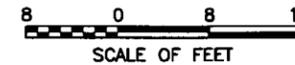
1
S1
SUPERIOR BASEMENT PLAN
SCALE (A)



2
S1
SUPERIOR FIRST FLOOR PLAN
SCALE (A)

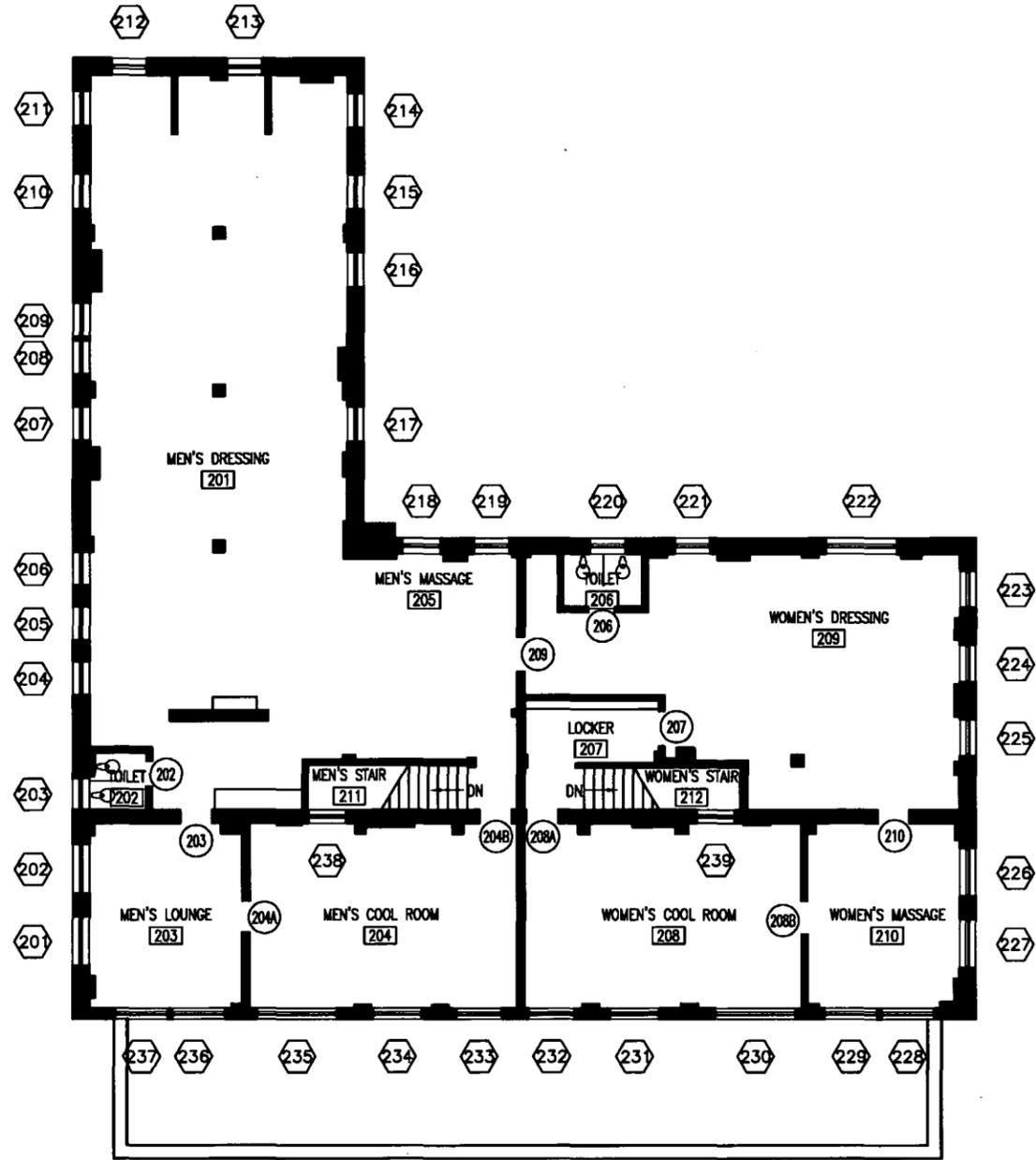


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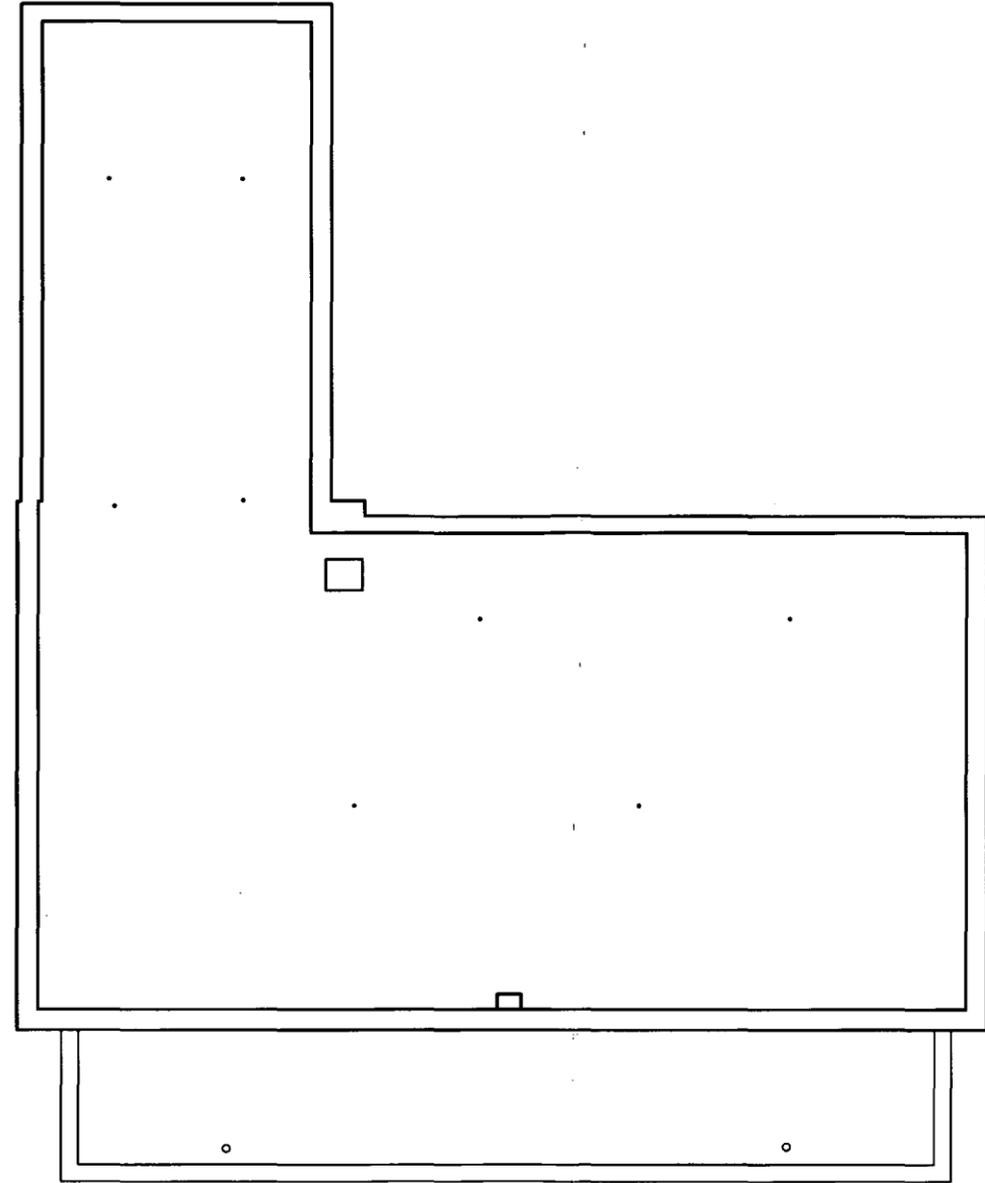


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1
S2
SUPERIOR SECOND FLOOR PLAN
SCALE (A)



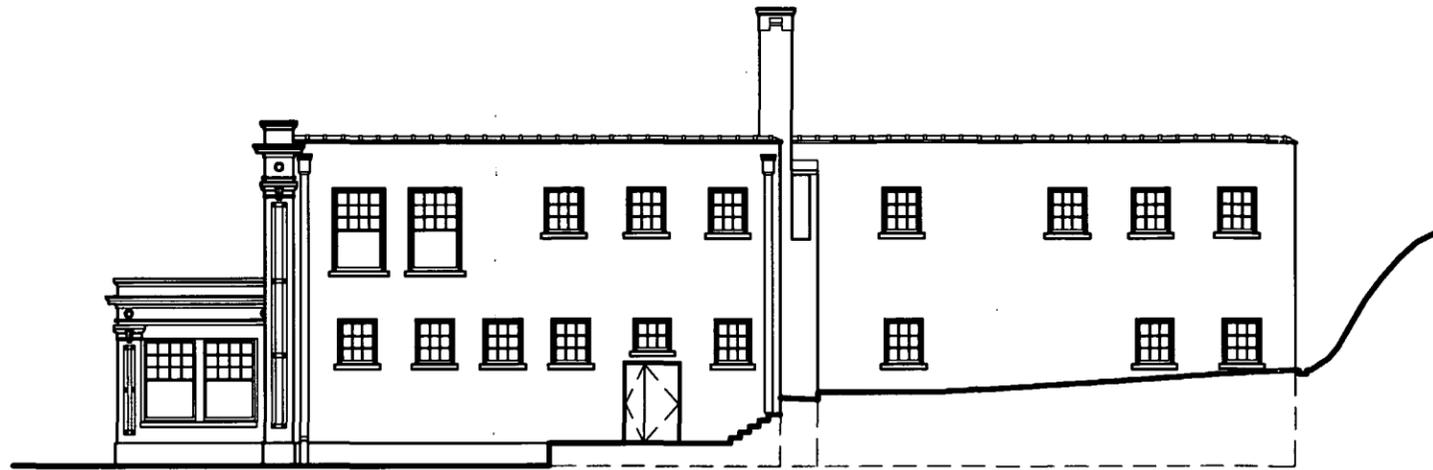
2
S2
SUPERIOR ROOF PLAN
SCALE (A)



SCALE (A)



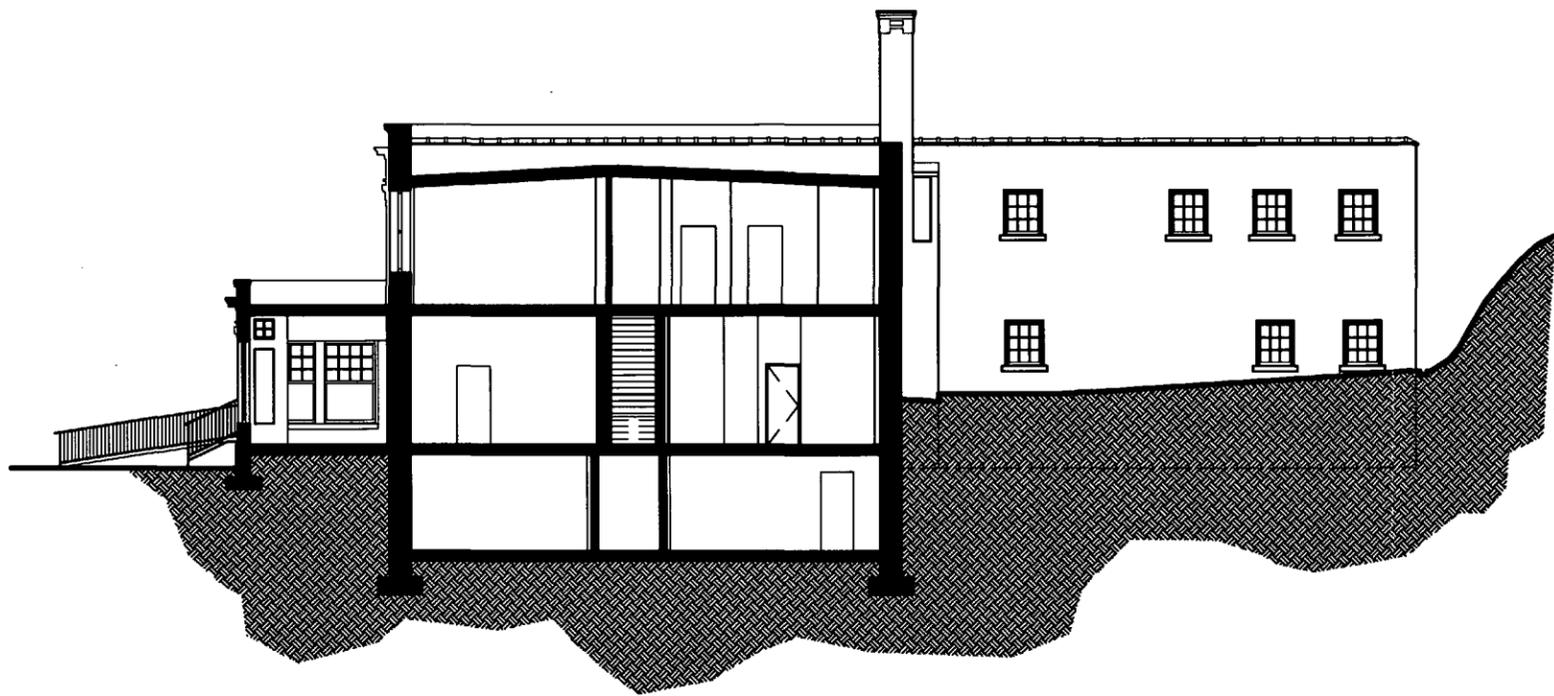
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DATE:			SHEET 2 OF 3



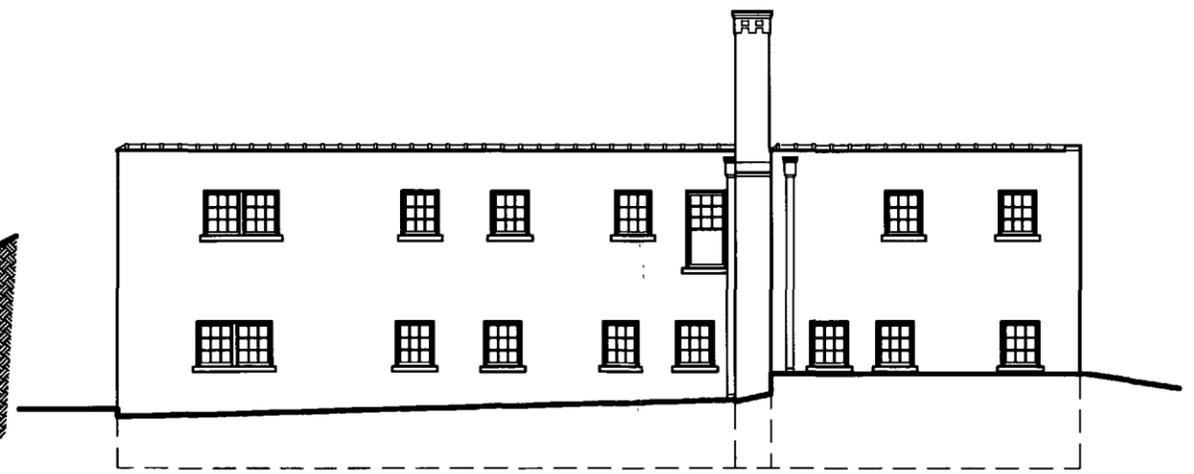
2 SUPERIOR SOUTH ELEVATION
S4 SCALE (A)



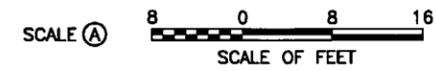
1 SUPERIOR WEST ELEVATION
S4 SCALE (A)



3 SUPERIOR SECTION
S4 SCALE (A)



4 SUPERIOR EAST ELEVATION
S4 SCALE (A)



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DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
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DATE:		REHABILITATE BATHHOUSES HOT SPRINGS NATIONAL PARK	PKG. NO. SHEET HOSP 150 3 OF 3

Appendix E. DOOR AND WINDOW CONDITIONS SCHEDULE

SUPERIOR DOOR CONDITIONS

Floor	#	Condition Level			Replaced	Comments
		1	2	3		
First Floor	101				x	metal
	102				x	metal
	103				x	
	104					missing
	105					
	106A					missing
	106B					missing
	107					missing
	108					
	109A					
	109B					
	109C					no door
	110A					
	110B					
	110C					
	111A					
	111B					missing
	112A					missing
	112B					x
	Second Floor	202				
203						missing
204A						missing
204B						missing
206						missing
207						missing
208A						missing
208B						missing
209						missing
210						missing

SUPERIOR WINDOW CONDITIONS-NORTH

Floor	#	Condition Level			Replaced	Comments
		1	2	3		
First Floor	134			x		
	101			x		
	102			x		
	103			x		
	104			x		
	105			x		
	106			x		
	107			x		
	108			x		
	109			x		
	110			x		
	111			x		
Second Floor	201			x		
	202			x		
	203			x		
	204			x		
	205			x		
	206			x		
	207			x		
	208			x		
	209			x		
	210			x		
		211			x	

SUPERIOR WINDOW CONDITIONS-EAST

Floor	#	Condition Level			Replaced	Comments	
		1	2	3			
First Floor	112			x			
	113			x			
	114			x			
	118			x			
	119			x			
	120			x			
	121			x			
	122			x			
Second Floor	212			x			
	213			x			
	218			x			
	219			x			
	220			x			
	221			x			
	222			x			

SUPERIOR WINDOW CONDITIONS-SOUTH

Floor	#	Condition Level			Replaced	Comments
		1	2	3		
First Floor	115			x		
	116			x		
	117			x		
	123			x		
	124			x		
	125			x		
	126			x		
	127			x		
	128			x		
	129			x		
Second Floor	214			x		
	215			x		
	216			x		
	217			x		
	223			x		
	224			x		
	225			x		
	226			x		
	227			x		

SUPERIOR WINDOW CONDITIONS-WEST

Floor	#	Condition Level			Replaced	Comments
		1	2	3		
First Floor	130			x		
	131			x		
	132			x		
	133			x		
Second Floor	228			x		
	229			x		
	230			x		
	231			x		
	232			x		
	233			x		
	234			x		
	235			x		
	236			x		
	237			x		

SUPERIOR WINDOW CONDITIONS-INTERIOR

Floor	#	Condition Level			Replaced	Comments
		1	2	3		
First Floor	135			x		
	136			x		
Second Floor	238		2.5			
	239		2.5			

Appendix F. PROPOSED TREATMENT DRAWINGS

A101 SUPERIOR BATHHOUSE BASEMENT AND FIRST FLOOR PLANS

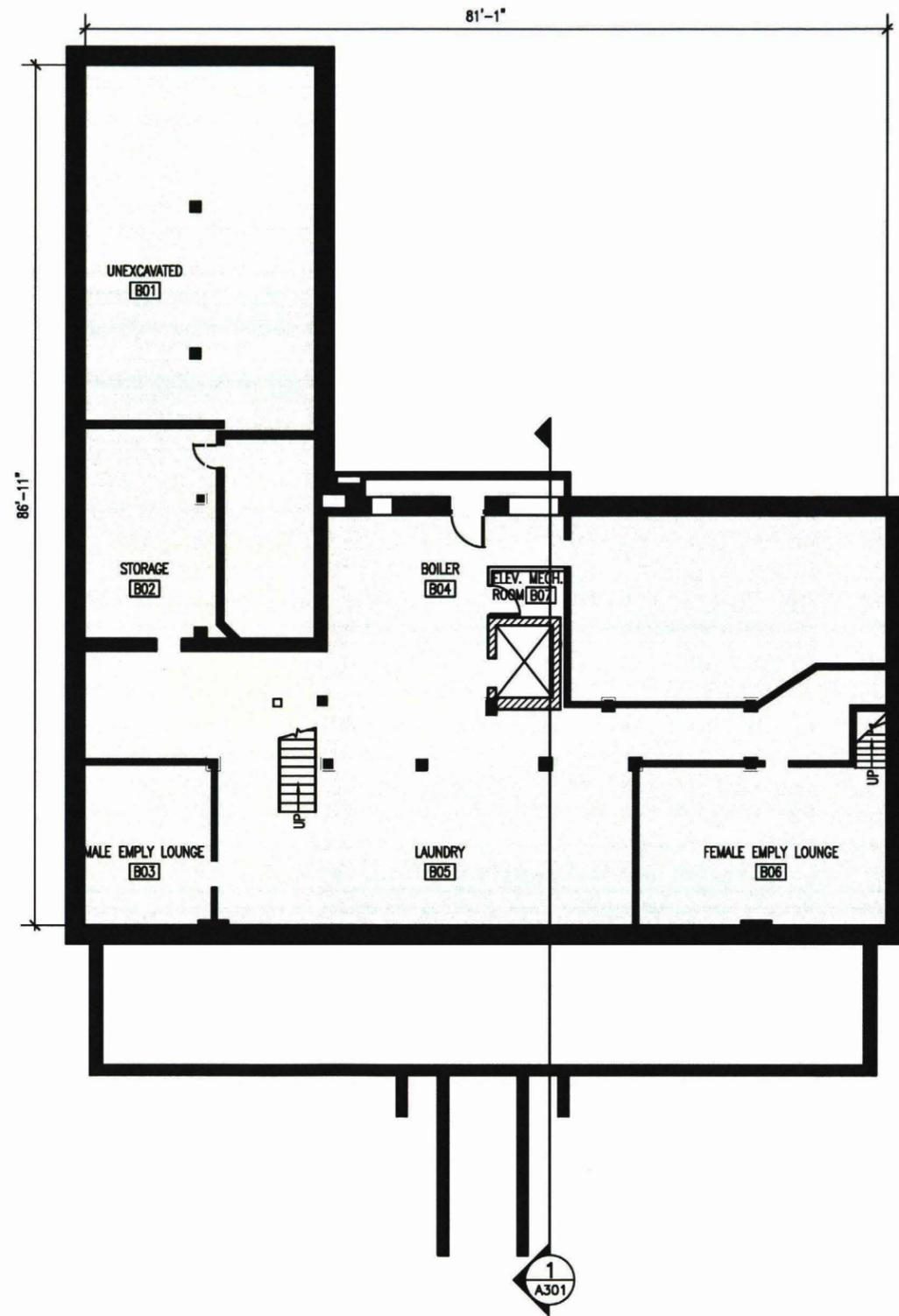
A102 SUPERIOR BATHHOUSE SECOND FLOOR AND ROOF PLANS

A103 SUPERIOR BATHHOUSE FIRST AND SECOND FLOOR LIFE SAFETY PLANS

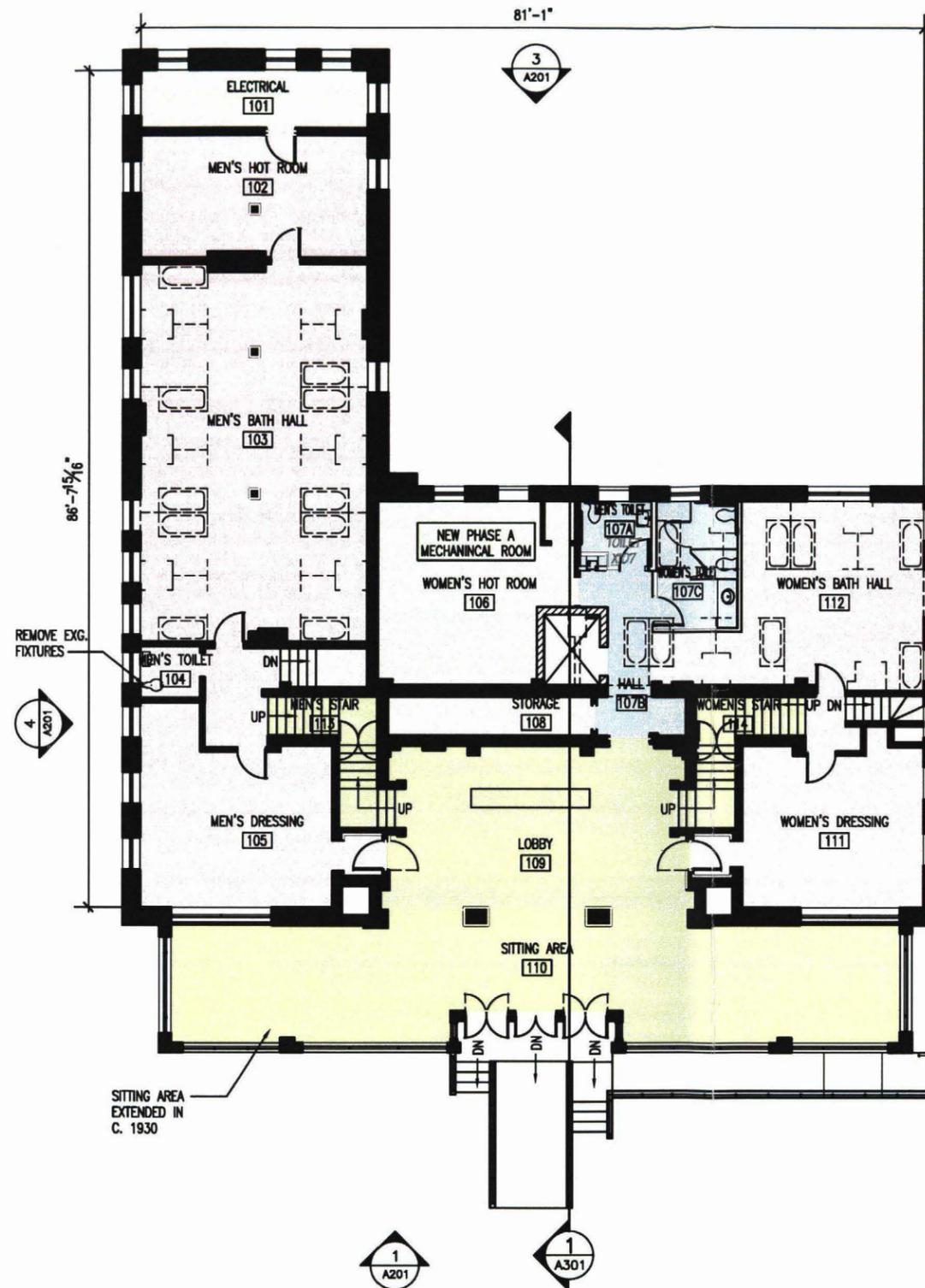
A201 SUPERIOR BATHHOUSE BUILDING ELEVATIONS

A301 SUPERIOR BATHHOUSE BUILDING SECTION

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1 SUPERIOR BASEMENT FLOOR PLAN
SCALE (A)



2 SUPERIOR FIRST FLOOR PLAN
SCALE (A)

PROGRAM AREAS

ROOM NO.	ROOM NAME	NET AREA
101	ELECTRICAL	141
102	MEN'S HOT ROOM	293
103	MEN'S BATH HALL	902
104	MEN'S TOILET	34
105	MEN'S DRESSING	454
106	WOMEN'S HOT ROOM	357
107A	MEN'S TOILET	44
107B	HALL	108
107C	WOMEN'S TOILET	111
108	STORAGE	87
109	LOBBY	562
110	SITTING AREA	859
111	WOMEN'S DRESSING	366
112	WOMEN'S BATH HALL	417
113	MEN'S STAIR	96
114	WOMEN'S STAIR	96

TOTAL NET AREA 4927
TOTAL GROSS AREA 5453

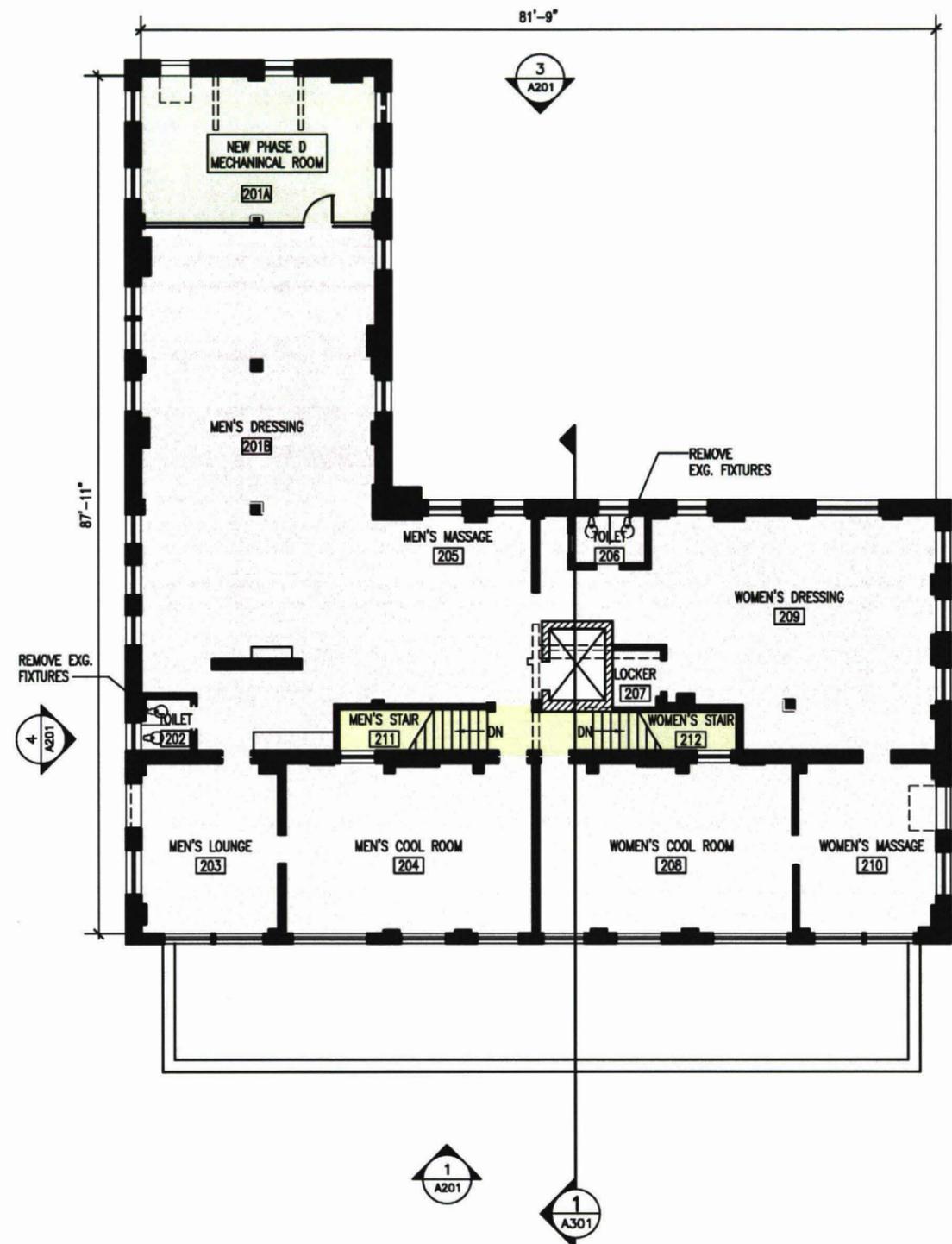
LEGEND

- EXG WALL
- NEW WALL
- DEMOLITION
- PRIMARY HISTORIC COMMON AREA
- SECONDARY HISTORIC COMMON AREA
- PRIMARY HISTORIC LEASE AREA
- SECONDARY HISTORIC LEASE AREA
- TERTIARY HISTORIC STABILIZED AREA
- PHOTOGRAPH
- HISTORIC ROOM NAME
- LOBBY
- ROOM NAME

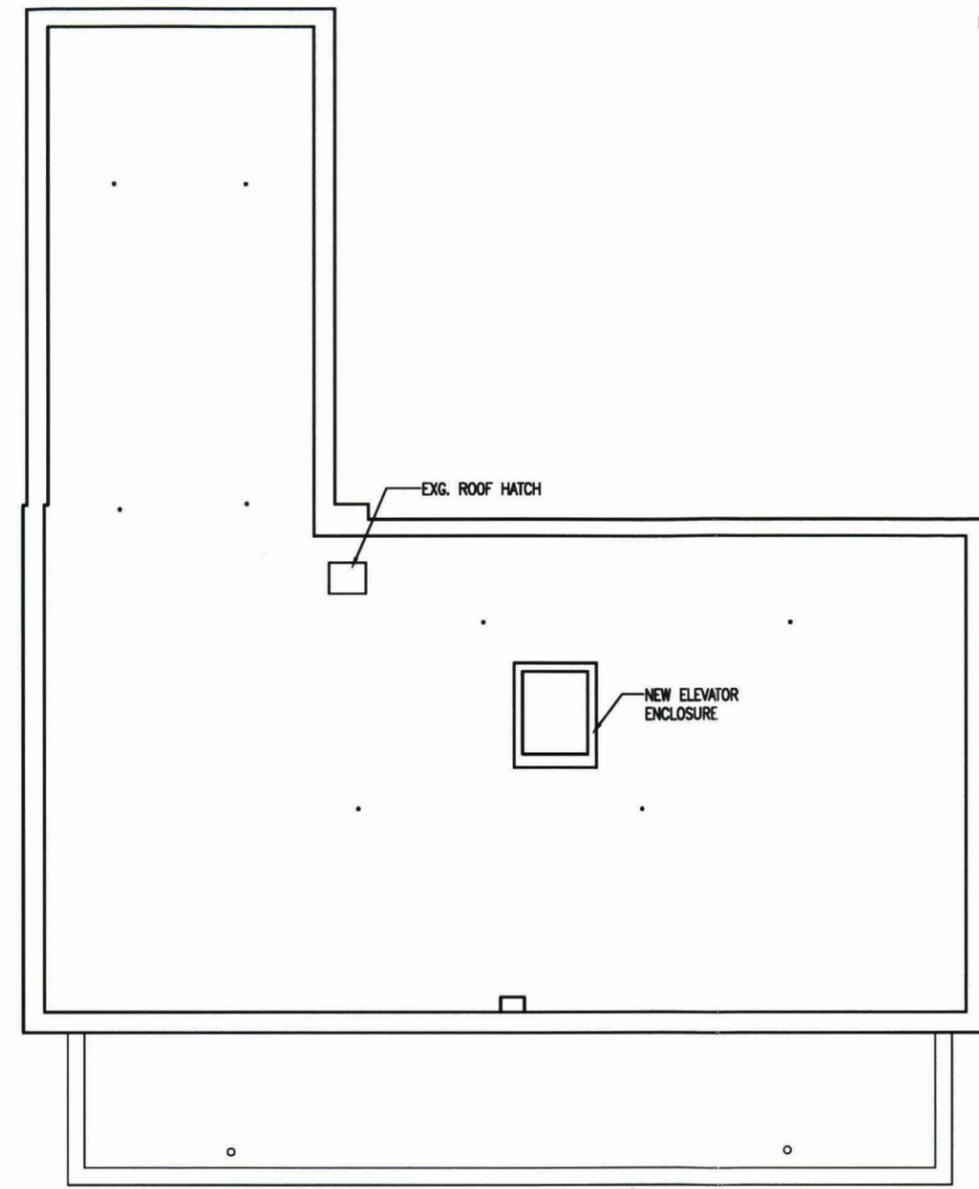


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DATE:		REHABILITATE BATHHOUSES- PHASE D HOT SPRINGS NATIONAL PARK	PKG. NO. 150 SHEET 150 OF

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1 SUPERIOR SECOND FLOOR PLAN
SCALE (A)



2 SUPERIOR ROOF PLAN
SCALE (A)

PROGRAM AREAS

ROOM NO.	ROOM NAME	NET AREA
201A	MECHANICAL ROOM	360
201B	MEN'S HOT ROOM	1237
202	TOILET	28
203	MEN'S LOUNGE	246
204	MEN'S COOL ROOM	438
205	MEN'S MASSAGE	320
206	TOILET	37
207	LOCKER	29
208	WOMEN'S COOL ROOM	450
209	WOMEN'S DRESSING	735
210	WOMEN'S MASSAGE	246
211	MEN'S STAIR	84
212	WOMEN'S STAIR	81
TOTAL NET AREA		4291
TOTAL GROSS AREA		4588

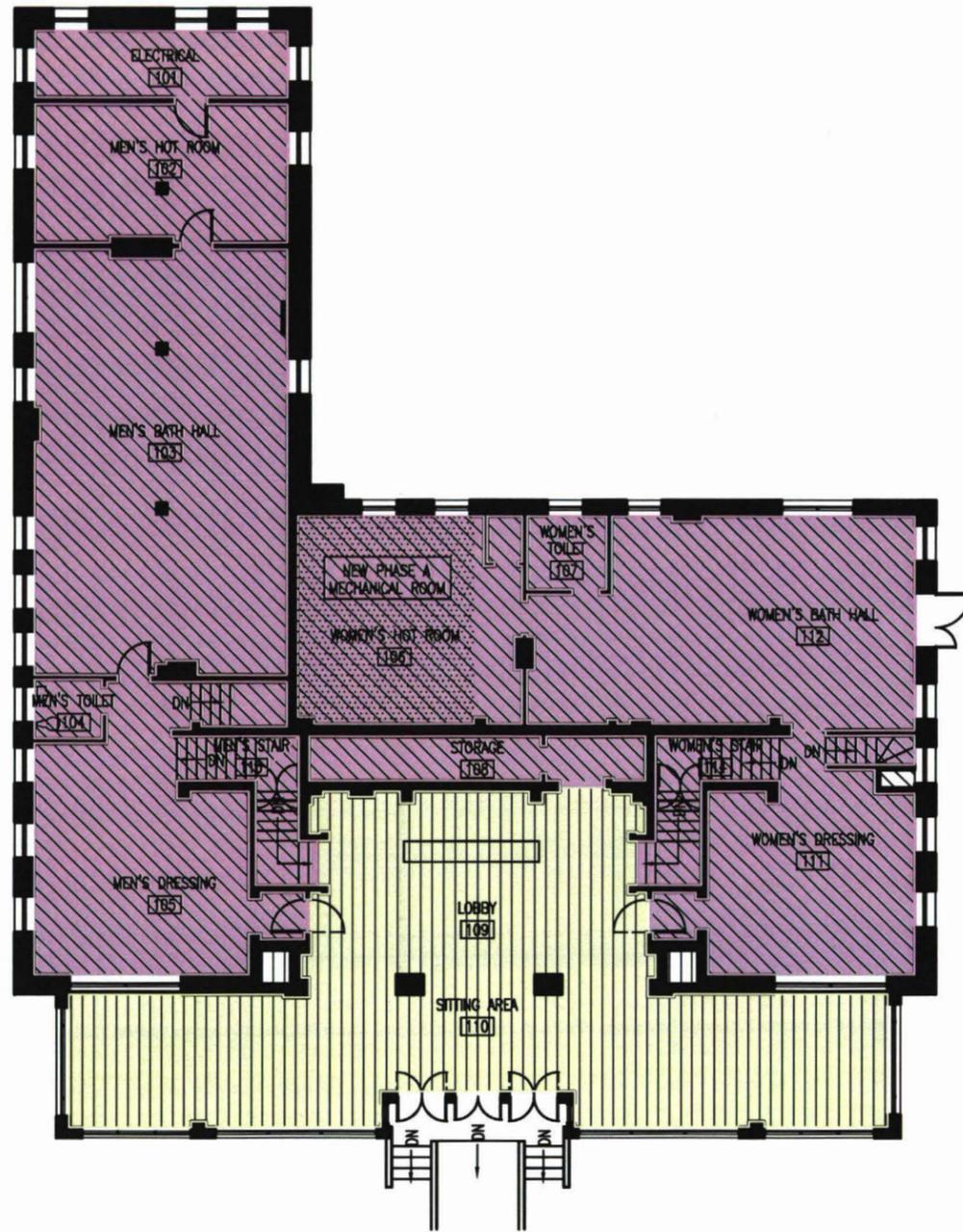
LEGEND

	EXG WALL
	NEW WALL
	DEMOLITION
	PRIMARY HISTORIC COMMON AREA
	SECONDARY HISTORIC COMMON AREA
	PRIMARY HISTORIC LEASE AREA
	SECONDARY HISTORIC LEASE AREA
	TERTIARY HISTORIC STABILIZED AREA
	PHOTOGRAPH
LOBBY X114	HISTORIC ROOM NAME
LOBBY 114	ROOM NAME

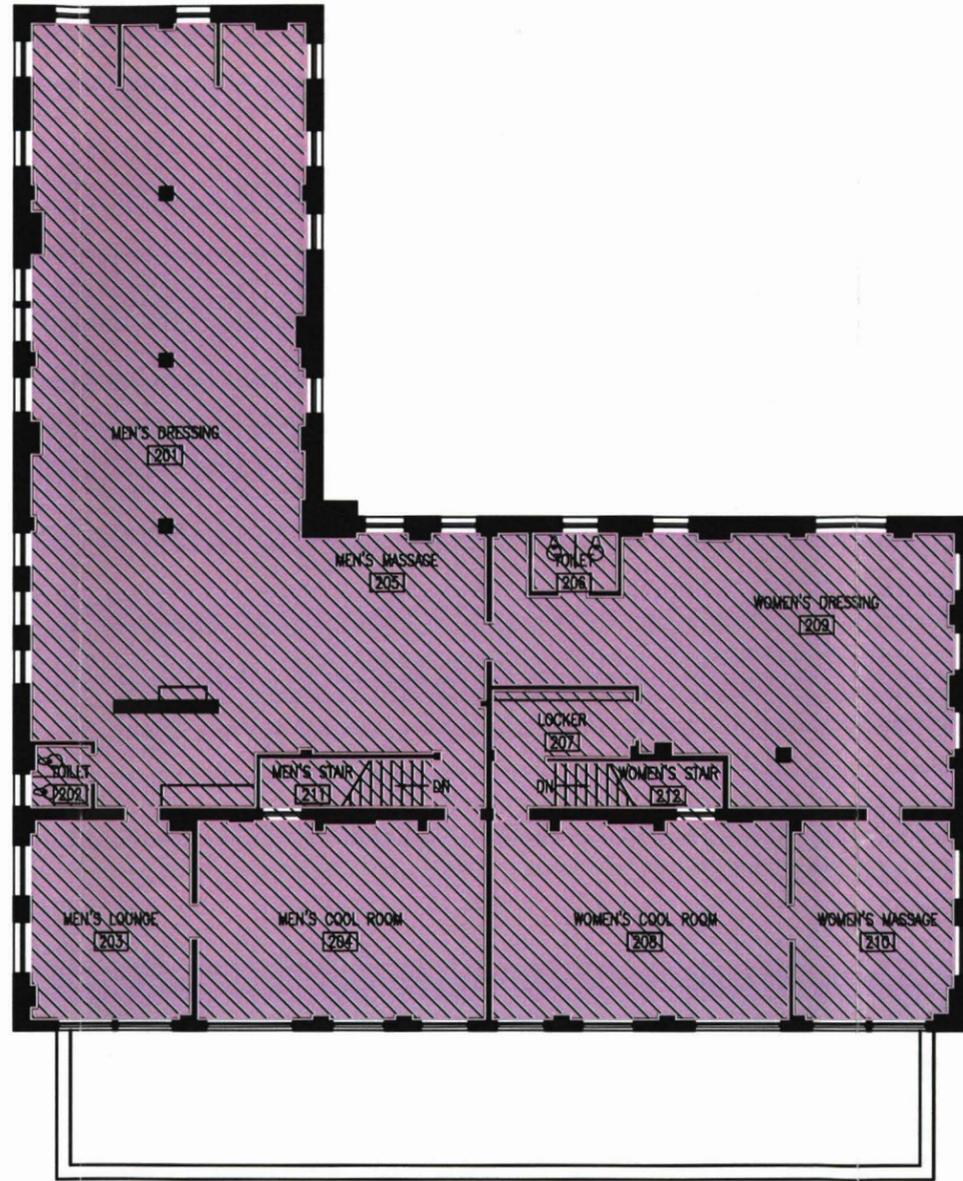


DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
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DATE:			41,068
		REHABILITATE BATHHOUSES - PHASE D HOT SPRINGS NATIONAL PARK	PKG. NO. HOSP 150
			SHEET OF

7/16/04 13:43 WERNERD R16 P:\02-0402\3\SR SUPERIOR\ARCHITECTURAL\SUP-1103.DWG XREFS: P:\02-0402\3\SR SUPERIOR\BASE\VA-SUP-FP1 STRUC.DWG; P:\02-0402\3\SR SUPERIOR\BASE\VA-SUP-FP2 STRUC.DWG;



1 SUPERIOR FIRST FLOOR PLAN
S3 SCALE (A)



2 SUPERIOR SECOND FLOOR PLAN
S3 SCALE (A)

LEGEND

	EXG WALL
	NEW WALL
	DEMOLITION
	A OCCUPANCY GROUP- 100 PSF LIVE LOAD REQ'D
	B OCCUPANCY GROUP- 50 PSF LIVE LOAD REQ'D
	M OCCUPANCY GROUP 1ST/2ND- 100/75 PSF LIVE LOAD REQ'D
	80 PSF LIVE LOAD CAPACITY
	125 PSF LIVE LOAD CAPACITY
	NOTE: LIVE LOAD CAPACITY AFTER PHASE A REHABILITATION
LOBBY 114	ROOM NAME

FIXTURE CALCULATIONS

A-2 OCCUPANCY LOAD	276 MEN/276 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	101 MEN/101 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	51 MEN/51 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	84 MEN/84 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

NOTES

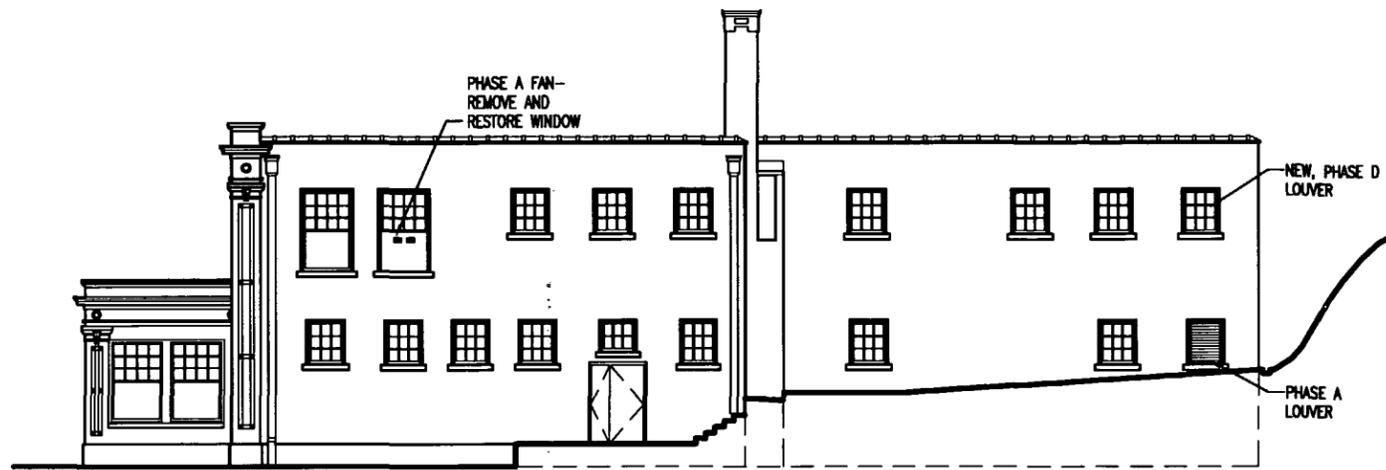
BUILDING CLASSIFICATION: III-B

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

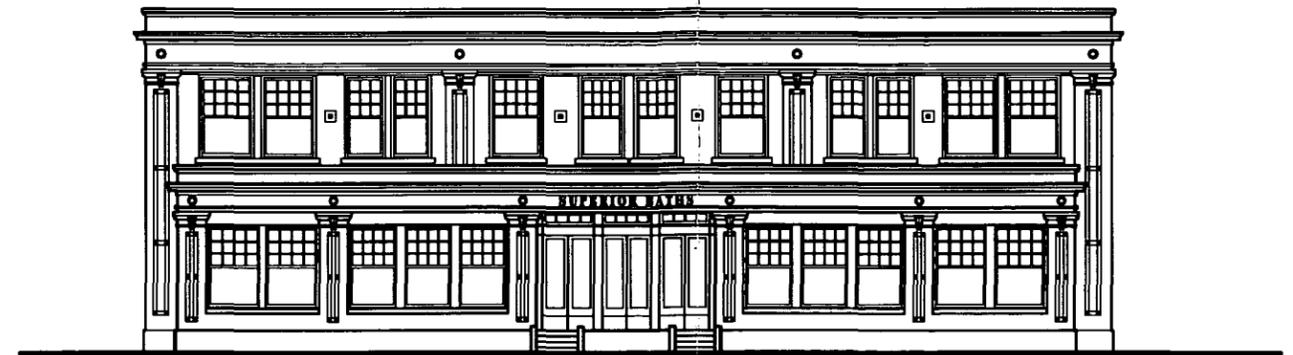
EXIT REQUIREMENTS
A-2 OCCUPANCY - 2 (MAY REQUIRE 3)
A-3 OCCUPANCY - 2
B OCCUPANCY - 2
M OCCUPANCY - 2



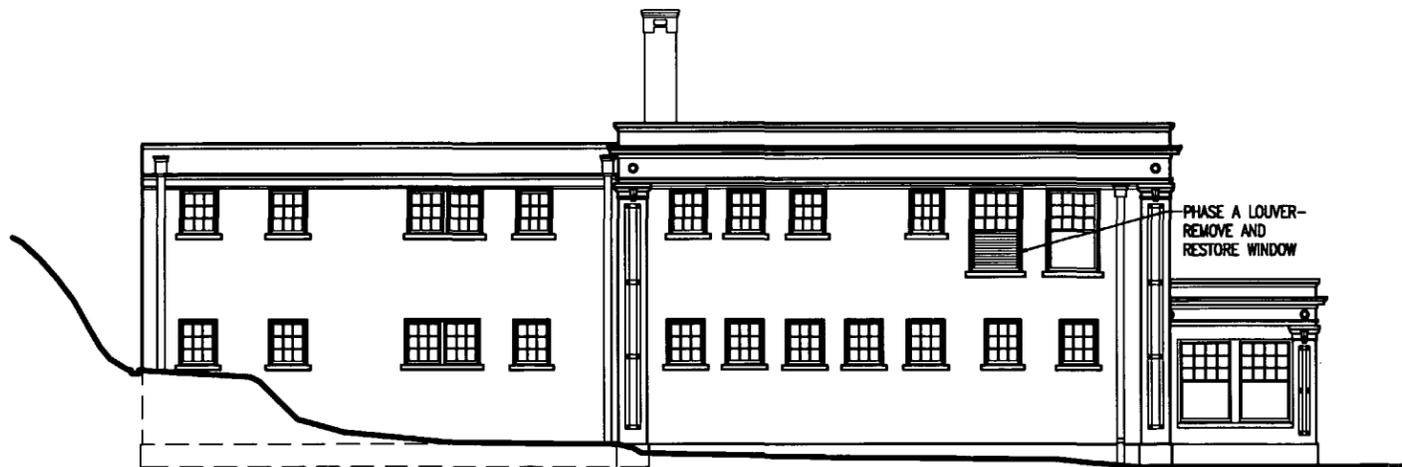
DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
TECH. REVIEW:	A103	SUPERIOR BATHHOUSE LIFE SAFETY PLANS	128 41,068
DATE:		REHABILITATE BATHHOUSES - PHASE D HOT SPRINGS NATIONAL PARK	PKG. NO. SHEET HOSP 150 OF



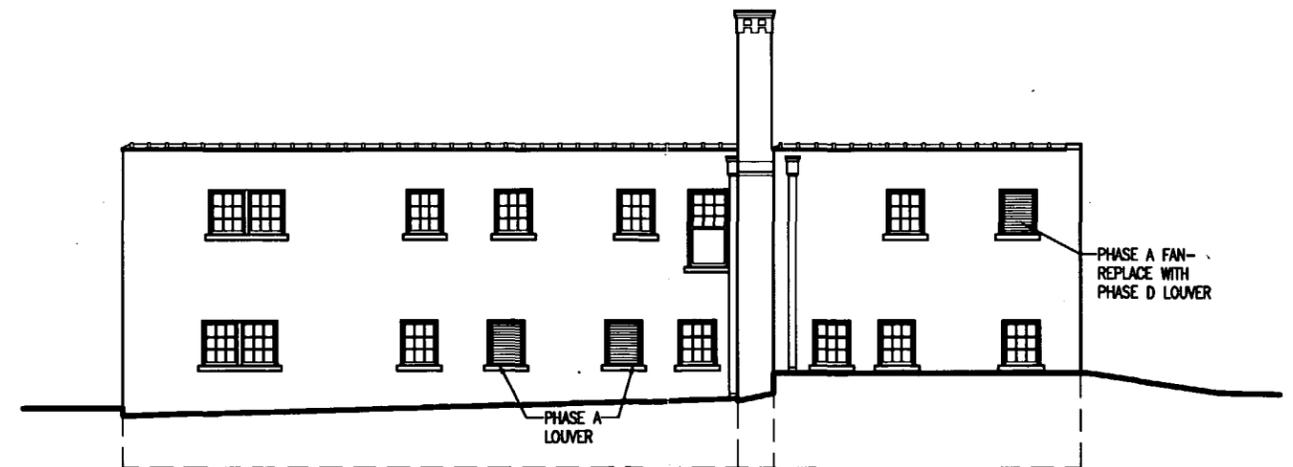
2 SUPERIOR SOUTH ELEVATION
SCALE (A)



1 SUPERIOR WEST ELEVATION
SCALE (A)



4 SUPERIOR NORTH ELEVATION
SCALE (A)

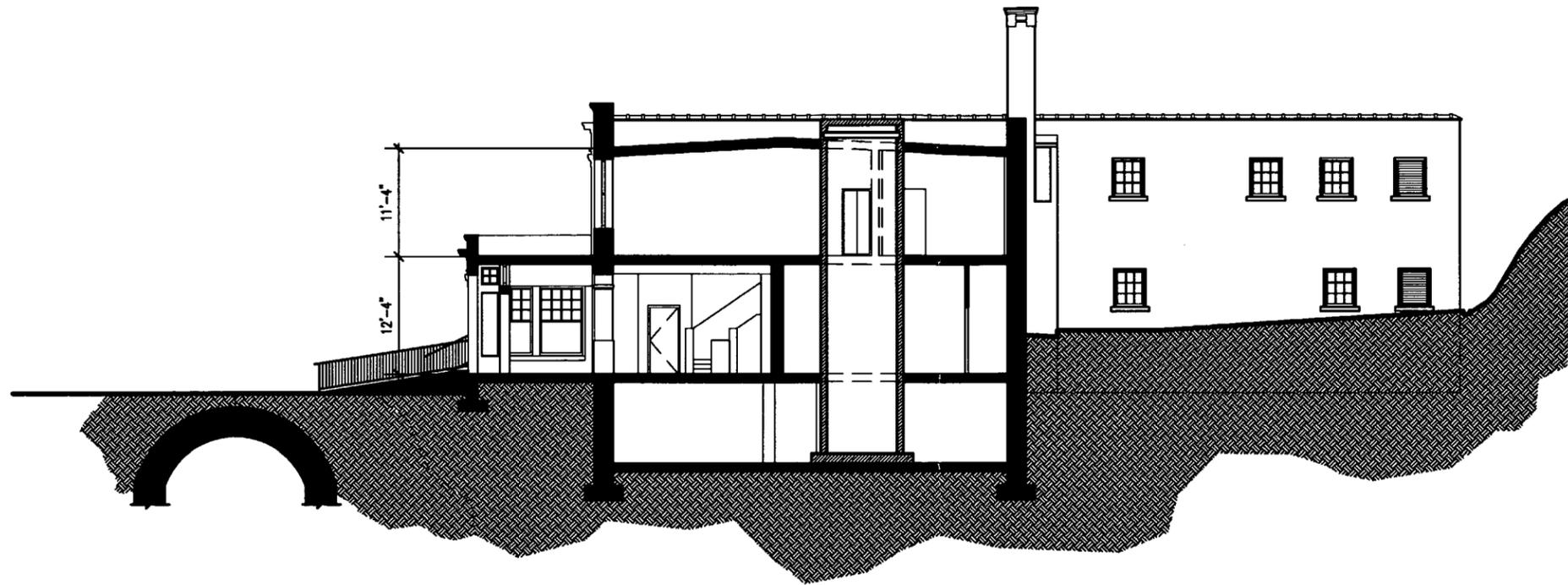


3 SUPERIOR EAST ELEVATION
SCALE (A)

7/16/04 13:48 WERNERD R18 P:\02-0402\3\SR SUPERIOR\ARCHITECTURAL\SUP-4201.DWG XREFS: P:\02-0402\3\SR SUPERIOR\BASE\VA-SUP-ELEV.DWG;

SCALE (A) SCALE OF FEET

DESIGNED: GADD	SUB SHEET NO. A201	TITLE OF SHEET SUPERIOR BATHHOUSE ELEVATIONS	DRAWING NO. 128 41,068
TECH. REVIEW:		REHABILITATE BATHHOUSES - PHASE D HOT SPRINGS NATIONAL PARK	PKG. NO. HOSP 150
DATE:			SHEET OF



1
A301 SUPERIOR BUILDING SECTION A
SCALE (A)

SCALE (A) SCALE OF FEET

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
(S)ADD	A301	SUPERIOR BATHHOUSE BUILDING SECTION	128 41,068
TECH. REVIEW:		REHABILITATE BATHHOUSES - PHASE D HOT SPRINGS NATIONAL PARK	PKG. NO. HOSP 150
DATE:			SHEET OF

7/16/04 13:46 WEINERD R16 P:\02-0402\1\SR SUPERIOR\ARCHITECTURAL\SUP-A301.DWG XREFS: P:\02-0402\1\SR SUPERIOR\BASE\VA-SUP-SEC2.DWG

Appendix G. SUPERIOR BATHHOUSE STRUCTURAL SYSTEMS ANALYSIS

SUPERIOR BATHHOUSE

STRUCTURAL SYSTEMS ANALYSIS

SCHEMATIC DESIGN

HOSP-056091C
PHASE D

Existing Description

The structure is a two-story cast-in-place concrete system with beams and slabs supported by concrete columns. Exterior load-bearing brick walls also support the perimeters of the floors and roof. The basement perimeter walls are cast-in-place concrete.

The floor structures are comprised of cast-in-place beam and slab construction supported on the bearing walls and on interior concrete columns.

The roof structure is also framed with cast-in-place concrete beam and slab construction

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 procedure for installation of the elevator shaft would be as follows:

1. Construct a flat, 8" thick concrete mat under the elevator shaft. This mat would be set on top of the basement slab. No excavation, other than that required for the elevator mechanism, would be required.
2. 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 floor structure above. This will involve dry packing grout into the spaces between the top of the walls and the steel floor beams and brick arch construction above.
3. The first floor structure can then be saw cut and removed over the shaft. A permanent access door in the east side of the shaft, within the basement, is recommended for debris removal and future access for elevator maintenance.
4. The next level of CMU walls is then constructed up to the second floor structure. The CMU walls would again be grouted tight to the undersides of the concrete, providing positive bearing at each location. The second floor could then be saw cut along the inside face of the shaft wall.

5. The walls above the second floor will also be CMU extending to the roof structure above.
6. A new penthouse will be constructed above the roof structure to provide the required height above the second floor. This will be also constructed of CMU walls.
7. The roof slab over the extension of elevator shaft above the existing roof will be a concrete slab - 5 ½" total thickness w/ 2" - 20 gage galvanized metal form deck. (2" deck + 3 ½" conc. = 5 ½" total) The slab will be reinforced with 4x4-W2.9xW2.9 WWF.
8. A W8 hoist beam will be installed directly below the roof slab of the penthouse.
9. Lintels over elevator openings will be formed, "U" type block lintels. A steel angle elevator door support will be attached to the existing structure with adhesive-type anchors drilled into the first floor slab and into the inside face of the CMU shaft wall at the second floor.

Appendix H. SUPERIOR BATHHOUSE MECHANICAL SYSTEMS ANALYSIS

SUPERIOR BATHHOUSE

MECHANICAL SYSTEMS ANALYSIS

SCHEMATIC DESIGN

HOSP-056091C

PHASE D

HVAC

The HVAC systems in the building will remain constant volume air handlers for humidity control. Original building equipment in the basement which is not removed during the Phase A project will be abandoned in place. Zone heating coils will be installed for each tenant space for local heating control. The air handler fans will run continuously and the cooling discharge temperature will be maintained at 55 degrees F by modulating in sequence the outside air dampers, the return air dampers and the condensing units. The existing Phase A humidistat and the new HVAC unit humidistat shall override all temperature controls to turn on the condensing unit to maintain the building humidity setpoint.

The existing (Phase A) 6,200 cfm, nominal 20 ton air handler and condenser unit will remain and serves only the first floor. The second floor is currently ventilated through the use of transferred outside air and an exhaust fans installed during the Phase A project. The transfer air dampers and exhaust fans will be removed

The existing (Phase A) duct mains on first floor will remain and will be exposed ductwork. The existing 24x18 supply and 16x14 return ducts will be relocated to allow installation of the new elevator. The existing ductwork will be modified to provide separate zone control by exposure of the building and zone heating coils will be added for each new zone. Approximately six new zone coils are anticipated for the first floor. 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 as part of the core and secondary historic lease area finish. Concealment of the existing ductwork, pipes and extension or replacement of the ductwork and supply registers for dropped ceilings within the tenant space will be part of the tenant finish. Ductwork and pipes in the base building areas such as the new toilet rooms will be concealed during the core and shell construction. The historic Sitting Area and Lobby 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 existing return grilles installed as part of the Phase A stabilization project.

A new nominal 7,000 cfm air handler will be installed in the east end of the existing second floor Women's Dressing room and will be ducted to serve second floor. A new nominal 20 ton air cooled condensing unit will be located on grade adjacent to the Phase A condensing unit. Refrigerant pipes from the new nominal 20 ton condensing unit will be routed through the Men's Hot Room and turn up in the northeast corner to the new second floor mechanical room. A new 6 square foot stationary louver with intake plenum will be installed in the East window (from which the Phase A fan will be

removed) of the new second floor mechanical room. A new 6 square foot stationary relief air louver will be installed in a second window penetration in the South end of the new second floor mechanical room. A new 6,700 cfm return fan will be installed in the second floor mechanical room. Return air will be transferred and ducted from second floor to the mechanical room where it will be relieved or mixed with outside air at the new air handler.

New heating water zone coils will be installed in the branch ducts to second floor and will be zoned by exposure. Approximately seven coils are anticipated for second floor. Thermostats within each zone will modulate the heating water control valves to maintain the setpoint. All new ductwork will be insulated sheet metal ducts and all grilles registers and diffusers will be commercial grade equipment.

The existing Phase A boiler will remain and a new nominal 500 mbh sealed combustion boiler will be installed in the new Phase D mechanical room. The combustion air duct and flue will be routed through the north wall to approved wall caps. Heating water will be piped from the new boiler to the heating coil in the new air handler and new supply and return heating water mains will be routed to the new zone heating coils on second floor. A new inline pump, air separator and chemical pot feeder will be provided with the new boiler assembly. The existing Phase A boiler will be re-piped to provide heating water to the new zone heating coils located on first floor. Heating water pipes will be insulated copper. New gas pipe will be routed from the meter through the mechanical room to the new Phase D boiler.

A new dome type exhaust fan will be installed on the roof sized for approximately 675 cfm to serve the first floor toilet rooms/custodial areas. The fan will be balanced initially to provide the exhaust air requirements for only the first floor. The fan will be rebalanced to provide the second floor cfm as part of the second floor tenant finish. The first floor toilet/custodial rooms will be ducted with uninsulated sheet metal ductwork to each room. A branch duct for second floor will be stubbed off of the main duct riser and capped for future extension as part of the second floor tenant finish. The duct riser from first floor to the exhaust fan will be insulated as it passes through second floor for condensation prevention. Each room will have commercial grade exhaust registers. The building exhaust fan serving the public toilet rooms will run continuously during the day mode and will be off at night.

The existing (Phase A) ventilation systems in the basement will remain with no changes.

PLUMBING

The existing roof drainage system will remain and is not anticipated to be modified.

A new domestic cold water pipe will be connected to the existing 6" cw entry located in the southwest corner of the basement. A new cw meter will be installed in the vicinity of the new water connection along with a reduced pressure backflow preventer assembly and a PRV assembly. The existing Phase A cw pipe serving the existing Phase A boiler will be reconnected to the building service downstream of the new PRV assembly. The cold water main will be routed through the basement to turn up into the second floor mechanical room. Two valved and capped 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. 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 rooms and the mop service basins. 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 added as part of the tenant finish will require a separate water heater and domestic hot water piping to be installed as 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. 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.

Existing WC's, urinals and lavatories/sinks will be removed during demolition and all utilities will be capped at active main. Historic plumbing fixtures will not be reused in the building. Floor drains in the vicinity of plumbing groups to be demolished will also be removed and the waste and vents capped. All new 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. A molded stone mop service basin with wall-mounted faucet will be located in the first floor, Phase A mechanical room. 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 (basement, first floor and second floor) as part of the core and lease area project with a new wet sprinkler system designed to light hazard per NFPA. The basement crawlspace in a confined space of non-combustible construction and is not required to be sprinkled per NFPA. The new fire main will tee off of the existing 6" building main located in 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 "lease area". Sprinkler types will consist of upright heads in the basement and in rooms with no new ceilings. Pendant heads will be installed 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. Sprinkler piping will not be routed into the historic Lobby or the historic Stairs. Extended throw sidewall sprinkler heads will be routed through the walls from adjacent spaces and will be coordinated for penetration locations with the historic wall finishes as part of the core and historic lease area project.

COST REDUCTION OPTIONS

Option 1

This option would leave the Phase A ventilation system in place and active but would provide the second floor mechanical infrastructure for future completion and activation. Install all of the first floor mechanical and plumbing system as described above. The second floor mechanical system would be reduced in scope of installation to provide only the mechanical system components located in the second floor mechanical room. The modifications would include:

1. Install the 7,000 cfm air handler, nominal 20 ton condensing unit (with connecting refrigerant pipes) in the new second floor Phase D mechanical room and at grade for the condensing unit. Include the outside air louver and ductwork as described above in the base system installation.
2. Install the 500 mbh boiler (with all associated pumps, air control, boiler piping and gas piping from the meter) in the new second floor mechanical room. Valve and cap the heating water supply and return mains from the mechanical room for future extension to the zone coils during the tenant finish.
3. Route the supply duct main through the new second floor Phase D mechanical room wall and cap for future tenant extension to tenant installed branch ducts with zone coils.
4. Delete the return fan and return duct in the base system and have these installed by the tenant if required. Stub a return duct main out of the mechanical room and cap for extension or modification during the tenant finish.
5. Install the building DDC controls panel and all controls to the air handler and boiler system. All other controls would be installed during the tenant finish.
6. Install electrical power to all base system equipment.

Option 2

This option would leave the Phase A ventilation system in place and active. None of the second floor mechanical system would be installed, only the design and installation criteria would be defined for future installation and activation by the tenant. Install all of the first floor mechanical and plumbing system as described above and install only basic utilities to the second floor mechanical room for future connection such as:

1. CW make-up for the boiler (valved and capped)
2. Electrical power (set panel for all future tenant needs)
3. Gas pipe from meter (valved and capped)
4. Chase or conduit for routing refrigerant pipe from the mechanical room to the future condensing unit location
- 5.

Appendix I. SUPERIOR BATHHOUSE ELECTRICAL SYSTEMS ANALYSIS

SUPERIOR BATHHOUSE

ELECTRICAL SYSTEMS ANALYSIS

SCHEMATIC DESIGN

HOSP-056091C
PHASE D

EXISTING (PHASE A) AND NEW POWER AND DISTRIBUTION

The existing (Phase A) building Electrical Service consists of a 120/208V, 3 phase, 4 wire Main Service Entrance Rated Disconnect of unknown ampacity located at the exterior north side of the building. The Main Distribution Panelboard "SMDP" 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 what appears to be 3 conduits of unknown size and unknown conductors size. The existing Main Distribution Panelboard "SMDP" serves the following:

- 400/3 circuit breaker at "SMDP" - Branch circuit panelboard "SLM" 400A, 120/208V, 3phase, 4wire, most likely connected with (4#500MCM+1#3G)4"C. This panelboard serves panelboard "SL1" 100A, 120/208V, 3 phase, 4 wire, the existing Mechanical equipment, duplex receptacles at the mechanical equipment, and the luminaires and receptacles in the basement. Panelboard "SL1" serves luminaires and receptacles on the first floor, and fire alarm and security panels.
- 125/3 circuit breaker at "SMDP" - Air Cooled Condensing Unit ACCU-1S.
- 20/3 utility demand meter.
- 150/3 circuit breaker at "HMDP" - 20HP elevator.
- There is space for one (1) 20/3 circuit breaker and empty mounting space for future circuit breakers.

A new 100/3 circuit breaker will be provided in the existing space at the Main Distribution Panelboard "SMDP" to serve a new 100A, 120/208V, 3phase, 4wire panelboard, connected with (4#2+#6G) utilizing the existing 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.

One (1) new 225/3 circuit breaker will be provided in the existing space at the Main Distribution Panelboard "SMDP" to serve a new 40HP, 208V, 3phase, elevator, connected with (3#1/0+#6G) utilizing a new 1-1/2"C. This new elevator will require an elevator equipment room adjacent to the final elevator location on the basement level.

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. GFCI receptacles will be provided in bathrooms and shower areas.

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 toilet 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 are existing (Phase A) fluorescent luminaires in the mechanical room, and minimal existing fluorescent luminaires in the electrical room, and on the basement level which will remain. The lobby and sitting area (historical areas) will utilize the existing luminaires when present and found through documentation to be historic. Otherwise, these Primary Historic Areas will be provided with surface mounted special "Time Period" type luminaires only when documentation of the historic fixtures is available. 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.

As an option, additional lighting will be provided throughout the interior of the building. 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. Some additional luminaires will be required in the basement and mechanical and electrical rooms to meet IES recommendations. Warm temperature 3000 or 3500K fluorescent lamps will be provided with all fluorescent luminaires.

As an option in areas where new lay-in grid ceilings will be installed, 2' x 4' fluorescent parabolic troffers will be provided. One (1) troffer for every 100 square feet (12'x12' spacing). The stairwells and second floor men's dressing room (historical areas) will be provided with surface mounted special "Time Period" type luminaires only when documentation of the historic fixtures is available. 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.

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. Owner 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 owner will provide the Security System.

Appendix J. IBC CHAPTER 34 COMPLIANCE ALTERNATIVES SUMMARY

NOTES FOR SUPERIOR BATHHOUSE WITH AN A-2 OCCUPANCY:

- 3409.6.1 Height Value, feet: Allowable height per Table 503 IBC is 55 plus 20 for automatic sprinkler system. Existing building height is 32 feet. Height Value = $((75-32)/12.5)*1 = 3.4$
Height Value, stories: Allowable height in stories is 2 plus 1 for automatic sprinkler system. Existing height in stories is 2. Height Value = $(3-2)*1=1$.
Height Value = lesser = 1.
- 3409.6.2 Building Area Value:
Area increase due to frontage = basically 2 sides, north and west = $100*[211 \text{ feet}/387 \text{ feet} - 0.25]*30/30 = 29\%$
Area increase due to sprinklers = 200%
Area per Table 503 = 9,500
Allowable area = $(200+29+100)*9,500/100 = 31,255$
Area Value = $31,255/1,200*[1-(6,068/31,255)] = 21.0$
Maximum permitted positive value is 50 percent of the mandatory life safety score, value = $19*50\%=9.5$
- 3409.6.3 Compartmentation Value: Total floor area = 11,138, area > 10,000 and < 15,000
Interpolating between 4 and 0, Compartmentation value = 3.0
- 3409.6.4 Tenant and Dwelling Unit Separation Value: No tenant separation, value = 0
- 3409.6.5 Corridor Wall Value: 1-hour corridor walls provided or not required by 1004.3.2 of the IBC, value = 0
- 3409.6.6 Vertical Openings Value: Completely open unprotected stairs connecting 2 floors.
Protection Value = $-2*2 \text{ floors} = -4$. Construction Type Factor = 3.5. Vertical Opening Value = $-4*3.5 = -14$
- 3409.6.7 HVAC System Value: This will be either 0 or +5 depending upon the type of HVAC system chosen. If it is a type without ductwork connecting two or more stories then the value is +5. Otherwise value = 0.
- 3409.6.8 Automatic Fire Detection Value: Assuming that smoke detectors are installed throughout the building the value = 9. Or smoke detectors throughout other than individual tenant spaces, value = 5. Or smoke detectors in HVAC system only, value = 0.
- 3409.6.9 Fire Alarm System Value: Assuming a fire alarm system in accordance with Section 907 of the IBC then value = 0. If an emergency voice/alarm communication system and a fire command station then value = 5.

- 3409.6.10 Smoke Control Value: Assuming the building is provided with an automatic sprinkler system and that there are exterior operable openings at the rate of 20 square feet per 50 linear feet of exterior wall in each story and distributed around the perimeter at intervals not exceeding 50 feet then value = 1.
- 3409.6.11 Means-of-Egress Capacity Value: Compliance with minimum required means-of-egress capacity and number of exits is achieved. Value = 0.
- 3409.6.12 Dead Ends Value: Assuming dead end corridors less than 50 feet, value = 0.
- 3409.6.13 Maximum Exit Access Travel Distance Value: Maximum actual travel distance from the northeast corner of the second floor, down the stairs to the entry = 156 feet. Maximum allowed by Table 1004.2.4 of IBC = 250 feet. Exit Access Value = $20 * [(250 - 156) / 250] = 7.5$
- 3409.6.14 Elevator Control Value: Assuming all elevators with Phase I and II recall and less than 25 feet of travel above or below the primary level, value = 2.
- 3409.6.15 Means-of Egress Emergency Lighting Value: Assuming emergency power to means-of-egress lighting provided at two or more exits, value = 4.
- 3409.6.16 Mixed Occupancy Value: Assuming no mixed occupancy then value = 0.
- 3409.6.17 Automatic Sprinklers Value: Sprinklers are not required but provided throughout, value = 4.
- 3409.6.18 Incidental Use Value: Incidental Use Areas comply with Table 302.1.1, value = 0.

**2000 INTERNATIONAL BUILDING CODE
CHAPTER 34 - COMPLIANCE ALTERNATIVES**

TABLE 3409.7 - SUMMARY SHEET

Existing occupancy	<u>Superior Bathhouse</u>		Proposed occupancy	<u>Occupancy Type A-3</u>	
Year building was constructed	<u>1916 - National Register of Historic Places</u>		Number of stories	<u>2</u>	Height in feet <u>32</u>
Type of construction	<u>III-B</u>		Area per floor	<u>6,068/1st Floor 5,070/2nd Floor (gross square feet)</u>	
Percentage of open perimeter	<u>54</u>	%	Percentage of height reduction	<u>(75-32)/75 = 57</u> %	
Completely suppressed:	Yes	<u>X</u>	No	<u> </u>	
Corridor wall rating	<u>0-hour (Table 1004.3.2.1)</u>				
Compartmentation:	Yes	<u> </u>	No	<u>X</u>	
Required door closers:	Yes <u> </u> No <u>X</u>				
Fire resistance rating of vertical opening enclosures	<u>1-hour (707.4)</u>				
Type of HVAC	<u>VAV</u>		Serving number of floors	<u>?</u>	
Automatic fire detection:	Yes	<u>X</u>	No	<u> </u>	
Type and location	<u>Smoke detectors throughout fire area</u>				
Fire alarm system:	Yes	<u>X</u>	No	<u> </u>	
Type	<u>In accordance with Section 907</u>				
Smoke control:	Yes	<u>X</u>	No	<u> </u>	
Type	<u>Operable windows</u>				
Adequate exit routes:	Yes	<u>X</u>	No	<u> </u>	
Dead ends:	Yes <u> </u> No <u>X</u>				
Maximum exit access travel distance	<u>140 feet</u>		Elevator Controls:	Yes	<u>X</u>
Means of egress emergency lighting:	Yes	<u>X</u>	No	<u> </u>	
Mixed occupancies:	Yes <u>X</u> No <u> </u>				

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
3409.6.1 Building Height	1	1	1
3409.6.2 Building Area	9.5	9.5	9.5
3409.6.3 Compartmentation	4.6	4.6	4.6
3409.6.4 Tenant and Dwelling Unit Separation	0	0	0
3409.6.5 Corridor Walls	0	0	0
3409.6.6 Vertical Openings	-14	-14	-14
3409.6.7 HVAC Systems	0	0	0
3409.6.8 Automatic Fire Detection	6	6	6
3409.6.9 Fire Alarm System	5	5	5
3409.6.10 Smoke Control	****	1	1
3409.6.11 Means of Egress	****	0	0
3409.6.12 Dead Ends	****	0	0
3409.6.13 Maximum Exit Access Travel Distance	****	7.5	7.5
3409.6.14 Elevator Control	2	2	2
3409.6.15 Means of Egress Emergency Lighting	****	4	4
3409.6.16 Mixed Occupancies	0	****	0
3409.6.17 Automatic Sprinklers	6	3	6
3409.6.18 Incidental Use Area Protection	0	0	0
Building score - total value	20.1	29.6	32.6
Mandatory Safety Score (Group A-3)	18	29	29

****No applicable value to be inserted

NOTES FOR SUPERIOR BATHHOUSE WITH AN A-3 OCCUPANCY:

- 3409.6.1 Height Value, feet: Allowable height per Table 503 IBC is 55 plus 20 for automatic sprinkler system. Existing building height is 32 feet. Height Value = $((75-32)/12.5)*1 = 3.4$
Height Value, stories: Allowable height in stories is 2 plus 1 for automatic sprinkler system. Existing height in stories is 3. Height Value = $(3-2)*1=1$.
Height Value = lesser = 1.
- 3409.6.2 Building Area Value:
Area increase due to frontage = basically 2 sides, north and west = $100*[211 \text{ feet}/387 \text{ feet} - 0.25]*30/30 = 29\%$
Area increase due to sprinklers = 200%
Area per Table 503 = 9,500
Allowable area = $(200+29+100)*9,500/100 = 31,255$
Area Value = $31,255/1,200*[1-(6,068/31,255)] = 21.0$
Maximum permitted positive value is 50 percent of the mandatory life safety score, value = $19*50\%=9.5$
- 3409.6.3 Compartmentation Value: Total floor area = 11,138, area > 10,000 and < 15,000
Interpolating between 6 and 0, Compartmentation value = 4.6
- 3409.6.4 Tenant and Dwelling Unit Separation Value: No tenant separation, value = 0
- 3409.6.5 Corridor Wall Value: 1-hour corridor walls provided or not required by 1004.3.2 of the IBC, value = 0
- 3409.6.6 Vertical Openings Value: Completely open unprotected stairs connecting 2 floors.
Protection Value = $-2*2 \text{ floors} = -4$. Construction Type Factor = 3.5. Vertical Opening Value = $-4*3.5 = -14$
- 3409.6.7 HVAC System Value: This will be either 0 or +5 depending upon the type of HVAC system chosen. If it is a type without ductwork connecting two or more stories then the value is +5. Otherwise value = 0.
- 3409.6.8 Automatic Fire Detection Value: Assuming that smoke detectors are installed throughout the building the value = 6. Or smoke detectors throughout other than individual tenant spaces, value = 2. Or smoke detectors in HVAC system only, value = 0.
- 3409.6.9 Fire Alarm System Value: Assuming a fire alarm system in accordance with Section 907 of the IBC then value = 0. If an emergency voice/alarm communication system and a fire command station then value = 5.

- 3409.6.10 Smoke Control Value: Assuming the building is provided with an automatic sprinkler system and that there are exterior operable openings at the rate of 20 square feet per 50 linear feet of exterior wall in each story and distributed around the perimeter at intervals not exceeding 50 feet then value = 1.
- 3409.6.11 Means-of-Egress Capacity Value: Compliance with minimum required means-of-egress capacity and number of exits is achieved. Value = 0.
- 3409.6.12 Dead Ends Value: Assuming dead end corridors less than 50 feet, value = 0.
- 3409.6.13 Maximum Exit Access Travel Distance Value: Maximum actual travel distance from the northeast corner of the second floor, down the stairs to the entry = 156 feet. Maximum allowed by Table 1004.2.4 of IBC = 250 feet. Exit Access Value = $20 * [(250 - 156) / 250] = 7.5$
- 3409.6.14 Elevator Control Value: Assuming all elevators with Phase I and II recall and less than 25 feet of travel above or below the primary level, value = 2.
- 3409.6.15 Means-of Egress Emergency Lighting Value: Assuming emergency power to means-of-egress lighting provided at two or more exits, value = 4.
- 3409.6.16 Mixed Occupancy Value: Assuming no mixed occupancy then value = 0.
- 3409.6.17 Automatic Sprinklers Value: Sprinklers are not required but provided throughout, value = 6.
- 3409.6.18 Incidental Use Value: Incidental Use Areas comply with Table 302.1.1, value = 0.

**2000 INTERNATIONAL BUILDING CODE
CHAPTER 34 - COMPLIANCE ALTERNATIVES**

TABLE 3409.7 - SUMMARY SHEET

Existing occupancy	<u>Superior Bathhouse</u>		Proposed occupancy	<u>Occupancy Type B</u>	
Year building was constructed	<u>1916 - National Register of Historic Places</u>		Number of stories	<u>2</u>	Height in feet <u>32</u>
Type of construction	<u>III-B</u>		Area per floor	<u>6,068/1st Floor 5,070/2nd Floor (gross square feet)</u>	
Percentage of open perimeter	<u>54</u>	%	Percentage of height reduction	<u>(75-32)/75 = 57</u> %	
Completely suppressed:	Yes	<u>X</u>	No	<u>Corridor wall rating 0-hour (Table 1004.3.2.1)</u>	
Compartmentation:	Yes	<u> </u>	No	<u>X</u>	Required door closers: Yes <u> </u> No <u>X</u>
Fire resistance rating of vertical opening enclosures	<u>1-hour (707.4)</u>				
Type of HVAC	<u>VAV</u>		Serving number of floors	<u>?</u>	
Automatic fire detection:	Yes	<u>X</u>	No	<u>Type and location Smoke detectors throughout fire area</u>	
Fire alarm system:	Yes	<u>X</u>	No	<u>Type In accordance with Section 907</u>	
Smoke control:	Yes	<u>X</u>	No	<u>Type Operable windows</u>	
Adequate exit routes:	Yes	<u>X</u>	No	<u>Dead ends: Yes <u> </u> No <u>X</u></u>	
Maximum exit access travel distance	<u>140 feet</u>		Elevator Controls:	Yes	<u>X</u> No <u> </u>
Means of egress emergency lighting:	Yes	<u>X</u>	No	<u>Mixed occupancies: Yes <u>X</u> No <u> </u></u>	

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
3409.6.1 Building Height	3	3	3
3409.6.2 Building Area	12	12	12
3409.6.3 Compartmentation	3.8	3.8	3.8
3409.6.4 Tenant and Dwelling Unit Separation	0	0	0
3409.6.5 Corridor Walls	0	0	0
3409.6.6 Vertical Openings	-14	-14	-14
3409.6.7 HVAC Systems	0	0	0
3409.6.8 Automatic Fire Detection	8	8	8
3409.6.9 Fire Alarm System	0	0	0
3409.6.10 Smoke Control	****	2	2
3409.6.11 Means of Egress	****	0	0
3409.6.12 Dead Ends	****	0	0
3409.6.13 Maximum Exit Access Travel Distance	****	9.6	9.6
3409.6.14 Elevator Control	2	2	2
3409.6.15 Means of Egress Emergency Lighting	****	4	4
3409.6.16 Mixed Occupancies	0	****	0
3409.6.17 Automatic Sprinklers	12	6	12
3409.6.18 Incidental Use Area Protection	0	0	0
Building score - total value	26.8	36.4	42.4
Mandatory Safety Score (Group B)	24	34	34

****No applicable value to be inserted

NOTES FOR SUPERIOR BATHHOUSE WITH A B OCCUPANCY:

- 3409.6.1 Height Value, feet: Allowable height per Table 503 IBC is 55 plus 20 for automatic sprinkler system. Existing building height is 32 feet. Height Value = $((75-32)/12.5)*1 = 3.4$
Height Value, stories: Allowable height in stories is 4 plus 1 for automatic sprinkler system. Existing height in stories is 2. Height Value = $(5-2)*1=3$.
Height Value = lesser = 3.
- 3409.6.2 Building Area Value:
Area increase due to frontage = basically 2 sides, north and west = $100*[211 \text{ feet}/387 \text{ feet} - 0.25]*30/30 = 29\%$
Area increase due to sprinklers = 200%
Area per Table 503 = 19,000
Allowable area = $(200+29+100)*19,000/100 = 62,510$
Area Value = $62,510/1,200*[1-(6,068/62,510)] = 47.0$
Maximum permitted positive value is 50 percent of the mandatory life safety score, value = $24*50\%=12$
- 3409.6.3 Compartmentation Value: Total floor area = 11,138, area > 10,000 and < 15,000
Interpolating between 5 and 0, Compartmentation value = 3.8
- 3409.6.4 Tenant and Dwelling Unit Separation Value: No tenant separation, value = 0
- 3409.6.5 Corridor Wall Value: 1-hour corridor walls provided or not required by 1004.3.2 of the IBC, value = 0
- 3409.6.6 Vertical Openings Value: Completely open unprotected stairs connecting 2 floors.
Protection Value = $-2*2 \text{ floors} = -4$. Construction Type Factor = 3.5. Vertical Opening Value = $-4*3.5 = -14$
- 3409.6.7 HVAC System Value: This will be either 0 or +5 depending upon the type of HVAC system chosen. If it is a type without ductwork connecting two or more stories then the value is +5. Otherwise value = 0.
- 3409.6.8 Automatic Fire Detection Value: Assuming that smoke detectors are installed throughout the building the value = 8. Or smoke detectors throughout other than individual tenant spaces, value = 4. Or smoke detectors in HVAC system only, value = 0.
- 3409.6.9 Fire Alarm System Value: Assuming a fire alarm system in accordance with Section 907 of the IBC then value = 0. If an emergency voice/alarm communication system and a fire command station then value = 5.

- 3409.6.10 Smoke Control Value: Assuming the building is provided with an automatic sprinkler system and that there are exterior operable openings at the rate of 20 square feet per 50 linear feet of exterior wall in each story and distributed around the perimeter at intervals not exceeding 50 feet then value = 2.
- 3409.6.11 Means-of-Egress Capacity Value: Compliance with minimum required means-of-egress capacity and number of exits is achieved or Capacity equal to or exceeds 125 percent of minimum required means-of-egress capacity and number of exits. Value = 0
- 3409.6.12 Dead Ends Value: Assuming dead end corridors less than 50 feet, value = 0.
- 3409.6.13 Maximum Exit Access Travel Distance Value: Maximum actual travel distance from the northeast corner of the second floor, down the stairs to the entry = 156 feet. Maximum allowed by Table 1004.2.4 of IBC = 300 feet. Exit Access Value = $20 * [(300 - 156) / 300] = 9.6$
- 3409.6.14 Elevator Control Value: Assuming all elevators with Phase I and II recall and less than 25 feet of travel above or below the primary level, value = 2.
- 3409.6.15 Means-of Egress Emergency Lighting Value: Assuming emergency power to means-of-egress lighting provided at two or more exits, value = 4.
- 3409.6.16 Mixed Occupancy Value: Assuming no mixed occupancy then value = 0.
- 3409.6.17 Automatic Sprinklers Value: Sprinklers are not required but provided throughout, value = 12.
- 3409.6.18 Incidental Use Value: Incidental Use Areas comply with Table 302.1.1, value = 0.

**2000 INTERNATIONAL BUILDING CODE
CHAPTER 34 - COMPLIANCE ALTERNATIVES**

TABLE 3409.7 - SUMMARY SHEET

Existing occupancy	<u>Superior Bathhouse</u>		Proposed occupancy	<u>Occupancy Type M</u>	
Year building was constructed	<u>1916 - National Register of Historic Places</u>		Number of stories	<u>2</u>	Height in feet <u>32</u>
Type of construction	<u>III-B</u>		Area per floor	<u>6,068/1st Floor 5,070/2nd Floor (gross square feet)</u>	
Percentage of open perimeter	<u>54</u>	%	Percentage of height reduction	<u>(75-32)/75 = 57</u> %	
Completely suppressed:	Yes	<u>X</u>	No	<u>Corridor wall rating 0-hour (Table 1004.3.2.1)</u>	
Compartmentation:	Yes	<u> </u>	No	<u>X</u>	Required door closers: Yes <u> </u> No <u>X</u>
Fire resistance rating of vertical opening enclosures	<u>1-hour (707.4)</u>				
Type of HVAC	<u>VAV</u>		Serving number of floors	<u>?</u>	
Automatic fire detection:	Yes	<u>X</u>	No	<u>Type and location Smoke detectors throughout fire area</u>	
Fire alarm system:	Yes	<u>X</u>	No	<u>Type In accordance with Section 907</u>	
Smoke control:	Yes	<u>X</u>	No	<u>Type Operable windows</u>	
Adequate exit routes:	Yes	<u>X</u>	No	Dead ends: Yes <u> </u> No <u>X</u>	
Maximum exit access travel distance	<u>140 feet</u>		Elevator Controls:	Yes	<u>X</u> No <u> </u>
Means of egress emergency lighting:	Yes	<u>X</u>	No	Mixed occupancies: Yes <u>X</u> No <u> </u>	

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
3409.6.1 Building Height	3	3	3
3409.6.2 Building Area	9.5	9.5	9.5
3409.6.3 Compartmentation	3	3	3
3409.6.4 Tenant and Dwelling Unit Separation	0	0	0
3409.6.5 Corridor Walls	0	0	0
3409.6.6 Vertical Openings	-14	-14	-14
3409.6.7 HVAC Systems	0	0	0
3409.6.8 Automatic Fire Detection	6	6	6
3409.6.9 Fire Alarm System	10	10	10
3409.6.10 Smoke Control	****	2	2
3409.6.11 Means of Egress	****	1	1
3409.6.12 Dead Ends	****	0	0
3409.6.13 Maximum Exit Access Travel Distance	****	7.5	7.5
3409.6.14 Elevator Control	2	2	2
3409.6.15 Means of Egress Emergency Lighting	****	4	4
3409.6.16 Mixed Occupancies	0	****	0
3409.6.17 Automatic Sprinklers	6	3	6
3409.6.18 Incidental Use Area Protection	0	0	0
Building score - total value	25.5	37	40
Mandatory Safety Score (Group M)	19	36	36

****No applicable value to be inserted

NOTES FOR SUPERIOR BATHHOUSE WITH AN M OCCUPANCY:

- 3409.6.1 Height Value, feet: Allowable height per Table 503 IBC is 55 plus 20 for automatic sprinkler system. Existing building height is 32 feet. Height Value = $((75-32)/12.5)*1 = 3.4$
Height Value, stories: Allowable height in stories is 4 plus 1 for automatic sprinkler system. Existing height in stories is 2. Height Value = $(5-2)*1=3$.
Height Value = lesser = 3.
- 3409.6.2 Building Area Value:
Area increase due to frontage = basically 2 sides, north and west = $100*[211 \text{ feet}/387 \text{ feet} - 0.25]*30/30 = 29\%$
Area increase due to sprinklers = 200%
Area per Table 503 = 12,500
Allowable area = $(200+29+100)*12,500/100 = 41,125$
Area Value = $41,125/1,200*[1-(6,068/41,125)] = 29.2$
Maximum permitted positive value is 50 percent of the mandatory life safety score, value = $19*50\%=9.5$
- 3409.6.3 Compartmentation Value: Total floor area = 11,138, area > 10,000 and < 15,000
Interpolating between 4 and 0, Compartmentation value = 3.0
- 3409.6.4 Tenant and Dwelling Unit Separation Value: No tenant separation, value = 0
- 3409.6.5 Corridor Wall Value: 1-hour corridor walls provided or not required by 1004.3.2 of the IBC, value = 0
- 3409.6.6 Vertical Openings Value: Completely open unprotected stairs connecting 2 floors.
Protection Value = $-2*2 \text{ floors} = -4$. Construction Type Factor = 3.5. Vertical Opening Value = $-4*3.5 = -14$
- 3409.6.7 HVAC System Value: This will be either 0 or +5 depending upon the type of HVAC system chosen. If it is a type without ductwork connecting two or more stories then the value is +5. Otherwise value = 0.
- 3409.6.8 Automatic Fire Detection Value: Assuming that smoke detectors are installed throughout the building the value = 6. Or smoke detectors throughout other than individual tenant spaces, value = 2. Or smoke detectors in HVAC system only, value = 0.
- 3409.6.9 Fire Alarm System Value: Assuming a fire alarm system in accordance with Section 907 of the IBC then value = 10. If an emergency voice/alarm communication system and a fire command station then value = 15.

- 3409.6.10 Smoke Control Value: Assuming the building is provided with an automatic sprinkler system and that there are exterior operable openings at the rate of 20 square feet per 50 linear feet of exterior wall in each story and distributed around the perimeter at intervals not exceeding 50 feet then value = 2.
- 3409.6.11 Means-of-Egress Capacity Value: Capacity equal to or exceeds 125 percent of minimum required means-of-egress capacity and number of exits. Value = 1
- 3409.6.12 Dead Ends Value: Assuming dead end corridors less than 50 feet, value = 0.
- 3409.6.13 Maximum Exit Access Travel Distance Value: Maximum actual travel distance from the northeast corner of the second floor, down the stairs to the entry = 156 feet. Maximum allowed by Table 1004.2.4 of IBC = 250 feet. Exit Access Value = $20 * [(250 - 156) / 250] = 7.5$
- 3409.6.14 Elevator Control Value: Assuming all elevators with Phase I and II recall and less than 25 feet of travel above or below the primary level, value = 2.
- 3409.6.15 Means-of Egress Emergency Lighting Value: Assuming emergency power to means-of-egress lighting provided at two or more exits, value = 4.
- 3409.6.16 Mixed Occupancy Value: Assuming no mixed occupancy then value = 0.
- 3409.6.17 Automatic Sprinklers Value: Sprinklers are not required but provided throughout, value = 6.
- 3409.6.18 Incidental Use Value: Incidental Use Areas comply with Table 302.1.1, value = 0.

Appendix K. HISTORIC DRAWINGS

LIST OF DISCREPANCIES BETWEEN 2003 CONDITION DRAWINGS AND 1915 DRAWINGS

DRAWING 128-60227 (1915)

- SHEET 1 OF 8 BASEMENT PLAN
- SHEET 2 OF 8 FIRST FLOOR PLAN
- SHEET 3 OF 8 SECOND FLOOR PLAN
- SHEET 4 OF 8 ELEVATIONS
- SHEET 5 OF 8 ELEVATIONS
- SHEET 6 OF 8 DETAILS
- SHEET 7 OF 8 DETAILS
- SHEET 8 OF 8 MECHANICAL PLAN

DRAWING 128-25029 (HABS 1984)

- SHEET 1 OF 5 WEST ELEVATION
- SHEET 2 OF 5 NORTH ELEVATION
- SHEET 3 OF 5 BASEMENT PLAN
- SHEET 4 OF 5 SECOND FLOOR PLAN
- SHEET 5 OF 5 FIRST FLOOR PLAN

DRAWING 128-25018 (1984)

- SHEET 1 OF 2 BASEMENT & FIRST FLOOR STRUCTURAL CAPACITY PLANS
- SHEET 2 OF 2 SECOND FLOOR & ROOF STRUCTURAL CAPACITY PLANS

DRAWING 128-40016-A (1985)

- SHEET 1 OF 2 BASEMENT & FIRST FLOOR DISTINGUISHING HISTORIC INTERIOR SPACE
- SHEET 2 OF 2 SECOND FLOOR & ROOF DISTINGUISHING HISTORIC INTERIOR SPACE

SUPERIOR BATHHOUSE
DISCREPANCIES BETWEEN
2003 EXISTING CONDITION DRAWINGS
AND
1915 (128-60227) DRAWINGS

Sheet 1 of 8 - Basement

Major structural walls and stairs constructed as shown but partition walls and room layout generally constructed different than shown. Exterior stair is not present as shown (stair appears in 1984 HABS drawings).

Sheet 2 of 8 – First Floor

Small room at East end of Men's Hot Room constructed differently than shown. Exterior door at South end of Women's Bath Hall not shown nor the exterior space it accesses (door is not present in 1984 HABS drawings). Window at basement stair (South elevation, third from west) appears in 1915 and 2003 drawings but not in 1984 HBS drawings.

Sheet 3 of 8 – Second Floor

Small room at East end of Men's Dressing Room not present as shown.
Wall separating Men's and Women's not constructed as shown.

Sheet 4 of 8 – North and West Elevations

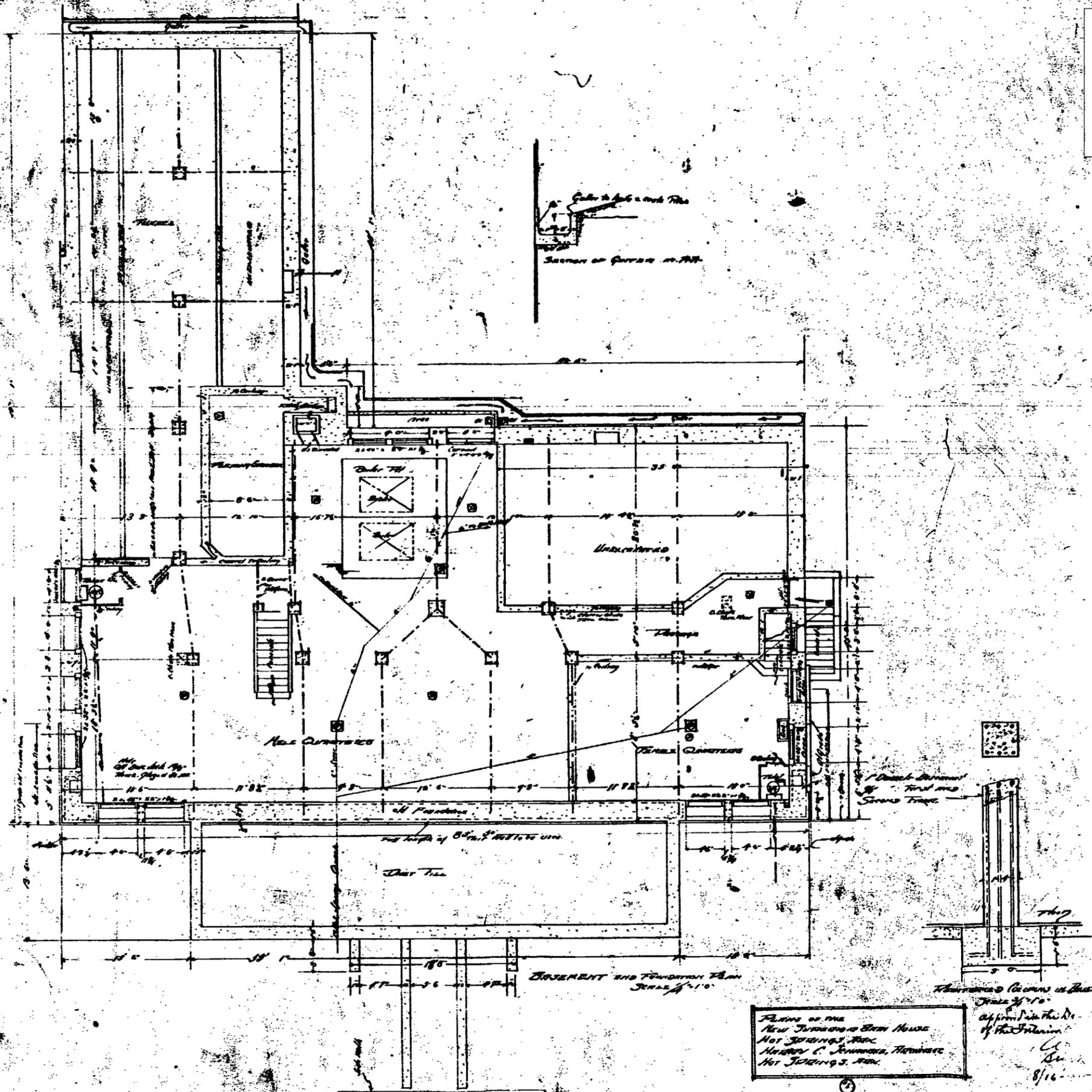
Basement windows not present as shown (Basement windows present as shown on 1984 HABS drawings.).

Sheet 5 of 8 – South and East Elevations

Basement windows not present as shown (Basement windows present as shown on 1984 HABS drawings.).

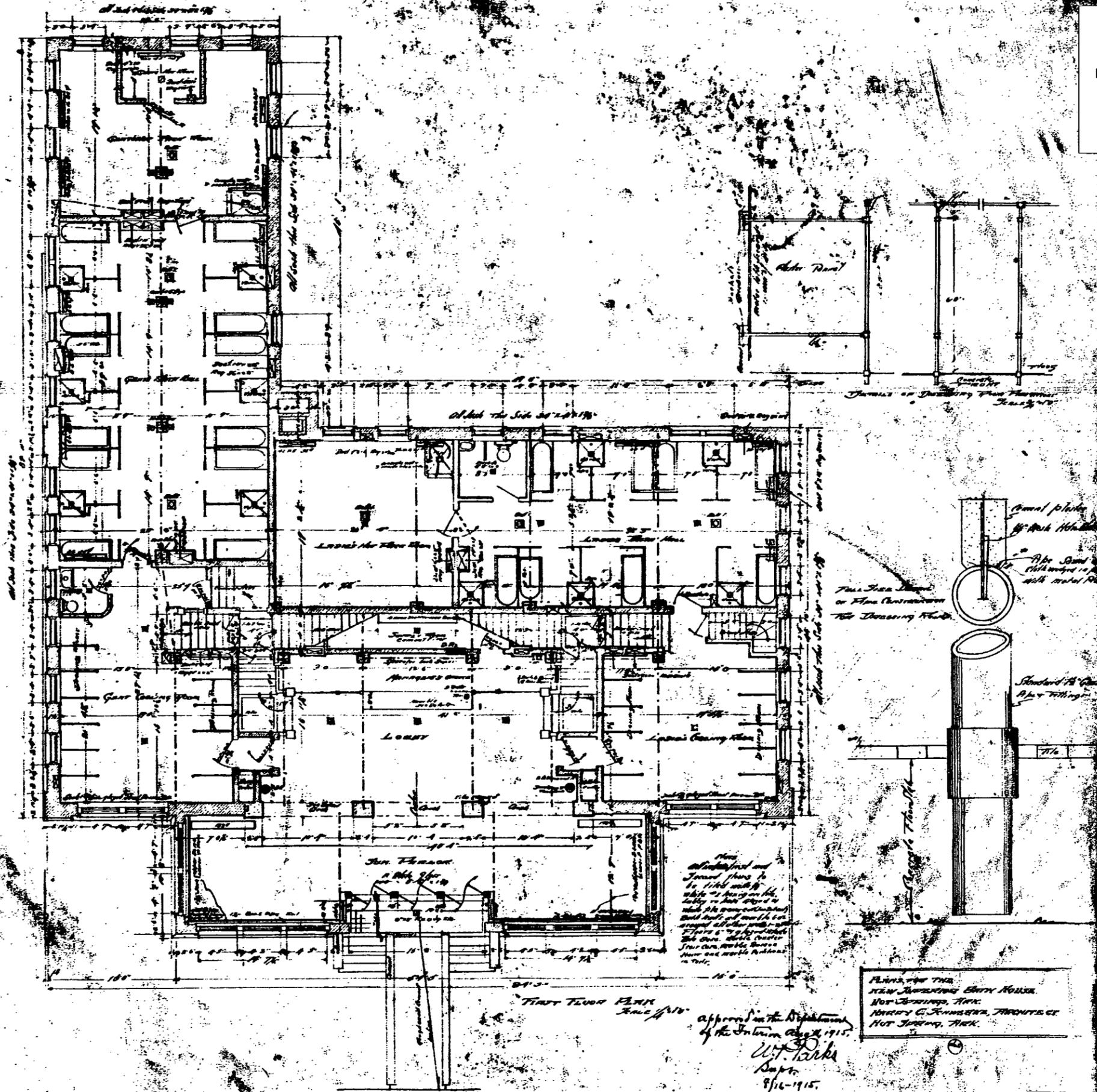
Superior Bathhouse
Hot Springs National Park

Drawing Number: 128-60227
Drawing: Basement
Date: August 1915
Sheet: 1 of 8



Plans of the
New Superior Bath House
Hot Springs, Ark.
Henry C. Johnson, Architect
Hot Springs, Ark.

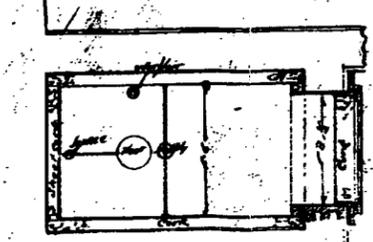
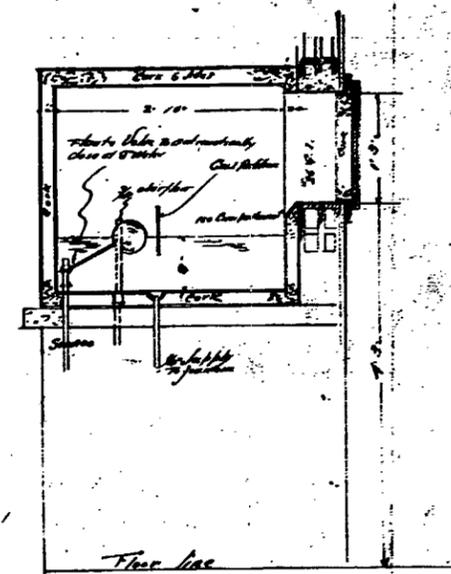
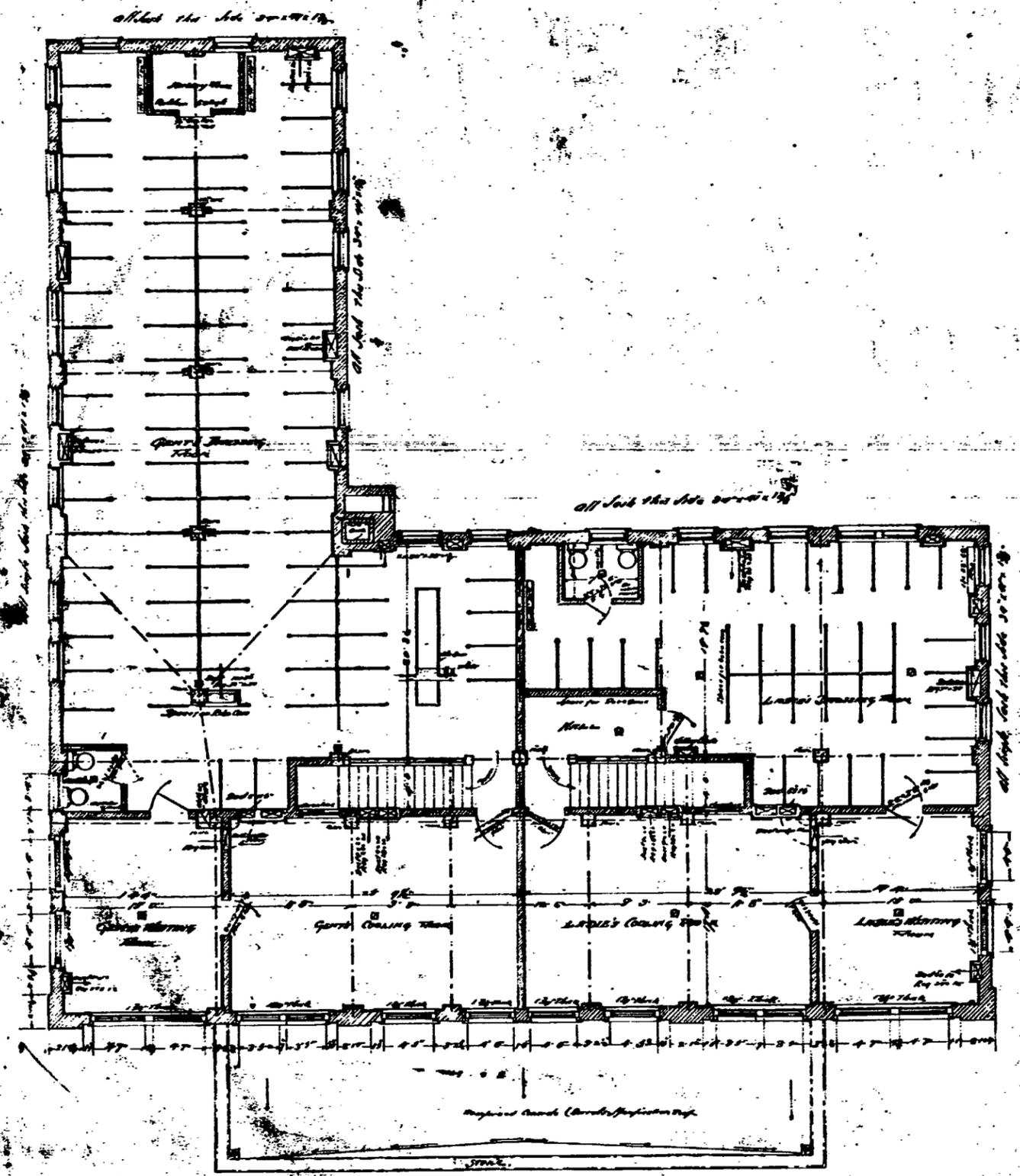
Approved in the De-
sign of the Plan
H.C.J.
8/16



approved in the Department
of the Interior Aug 2, 1915.
W. J. Parks
Super.
8/16-1915.

Plans for the
NEW SUPERIOR BATH HOUSE,
HOT SPRINGS, ARK.
WALTER G. KENNEDY, ARCHT. & C.
HOT SPRINGS, ARK.

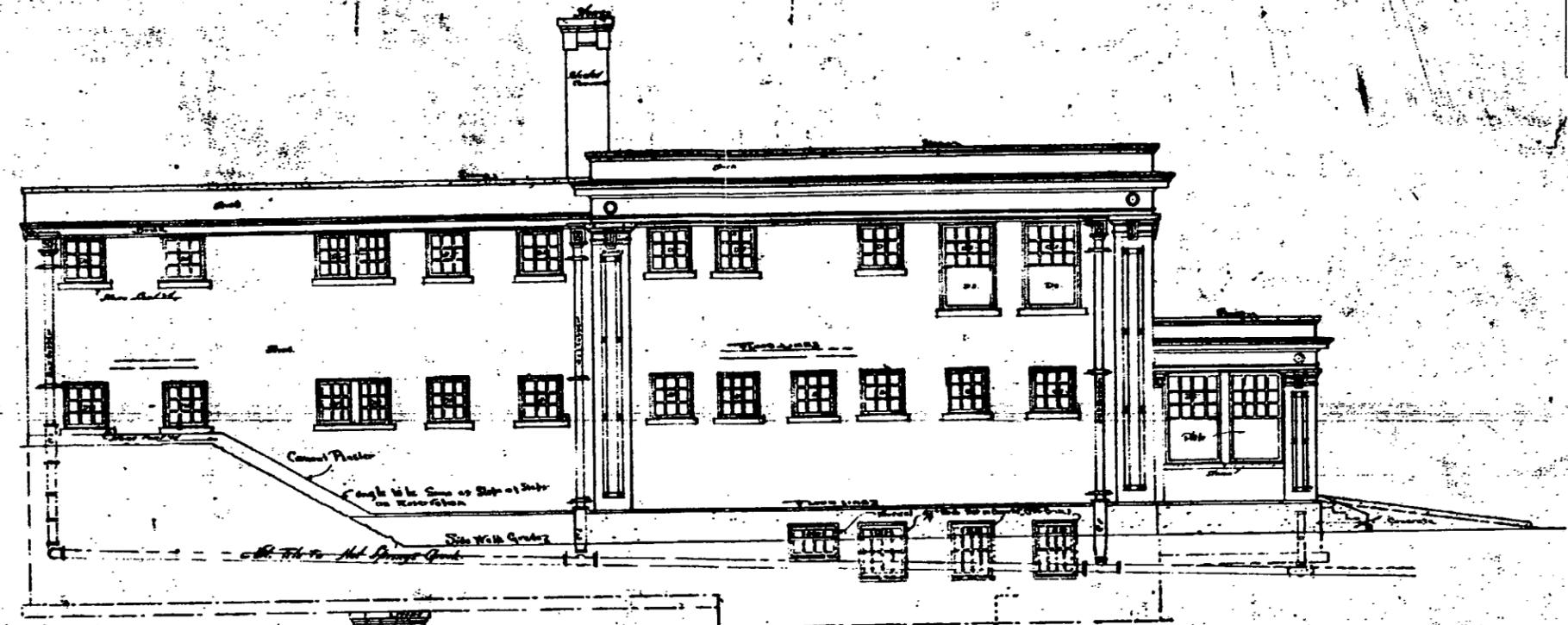
Superior Bathhouse
 Hot Springs National Park
 Drawing Number: 128-60227
 Drawing: Second Floor
 Date: August 1915
 Sheet: 3 of 8



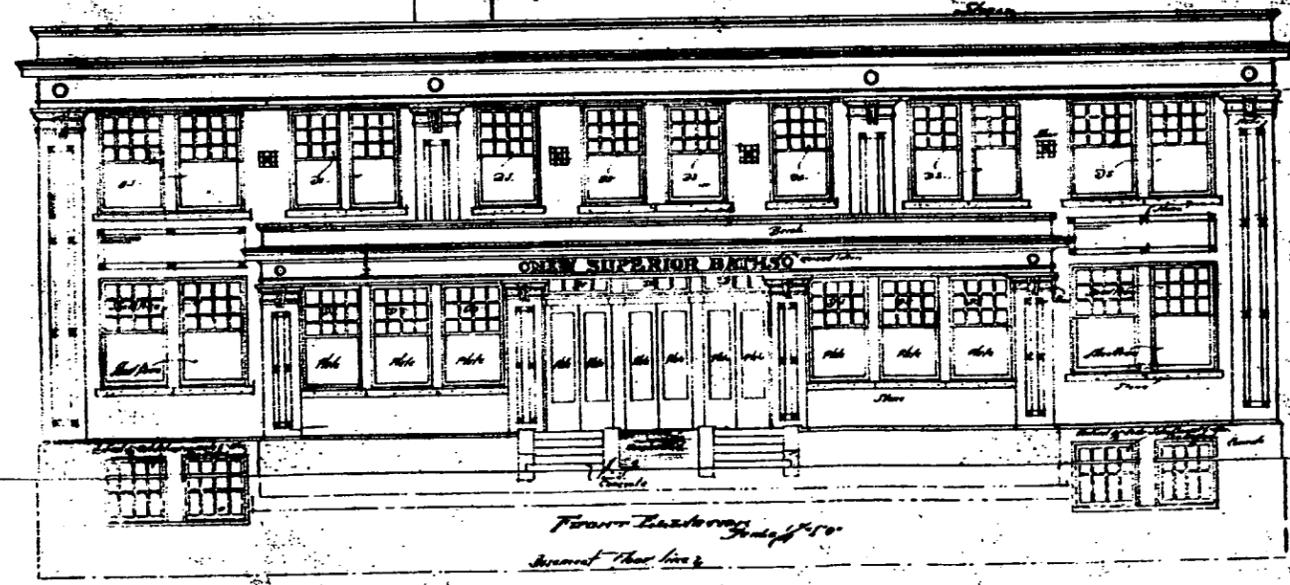
Details of Cases for Foundation
 Scale 1/4" = 1'-0"
 Approved on the Department
 of the Interior Aug 16 1915
 W. P. ...
 8/16-1915

PLAN OF THE
 NEW SUPERIOR BATH HOUSE
 HOT SPRINGS, ARK.
 DRAWN BY C. SCHWABER, ARCHT.
 HOT SPRINGS, ARK.

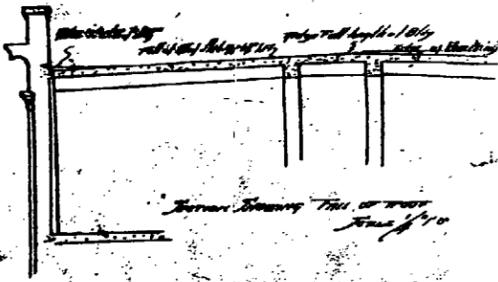
Superior Bathhouse
 Hot Springs National Park
 Drawing Number: 128-60227
 Drawing: Elevations
 Date: August 1915
 Sheet: 4 of 8



North Elevation July 1915



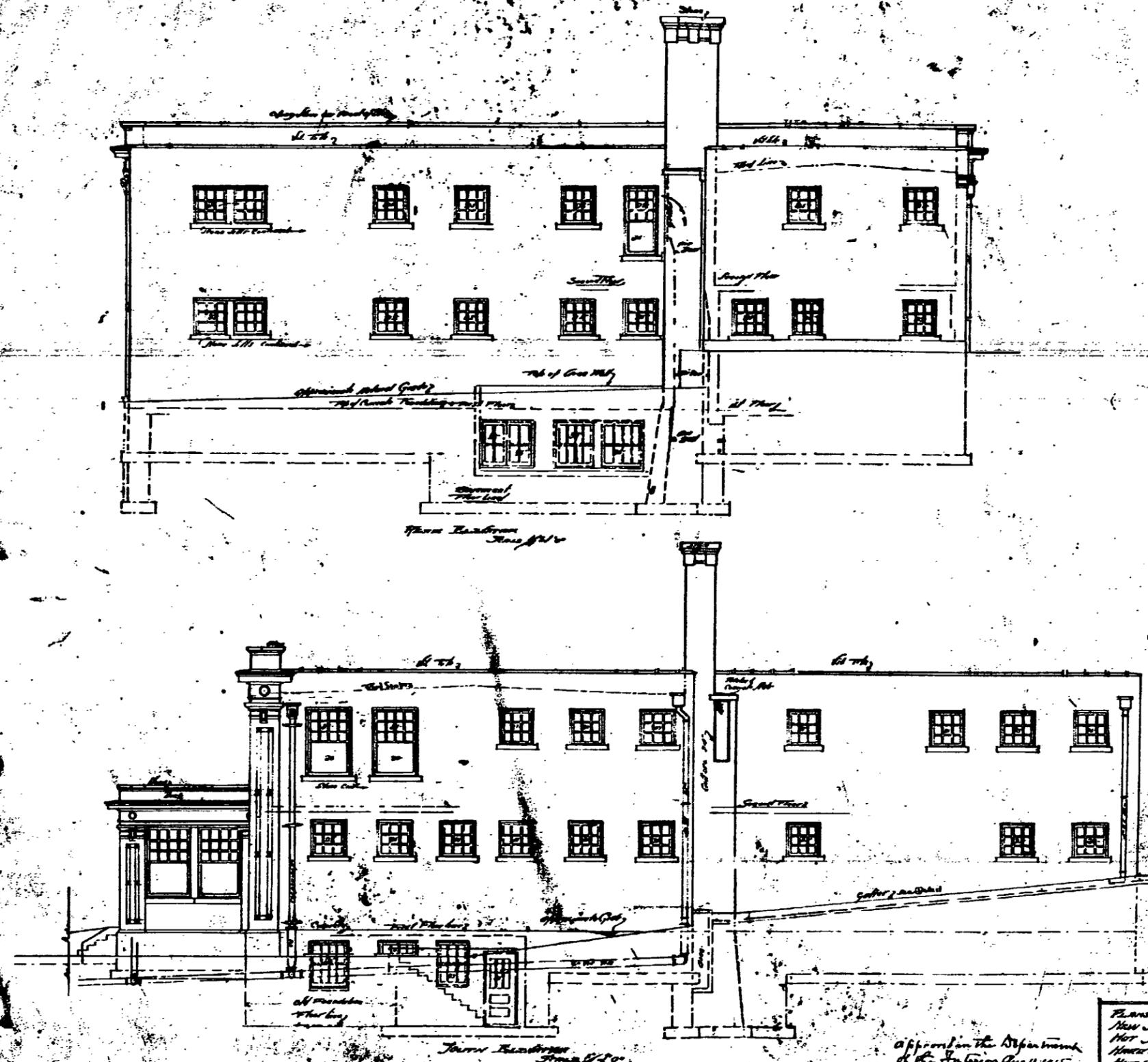
Front Elevation July 1915
 Summit Street side



PLANS OF THE
 NEW SUPERIOR BATH HOUSE
 HOT SPRINGS, ARK.
 HARVEY C. FENNELL, ARCHT.
 HOT SPRINGS, ARK.

Approved in the Department
 of the Interior Aug 11 1915
 W.P. Parks
 Supv.
 8/11-1915

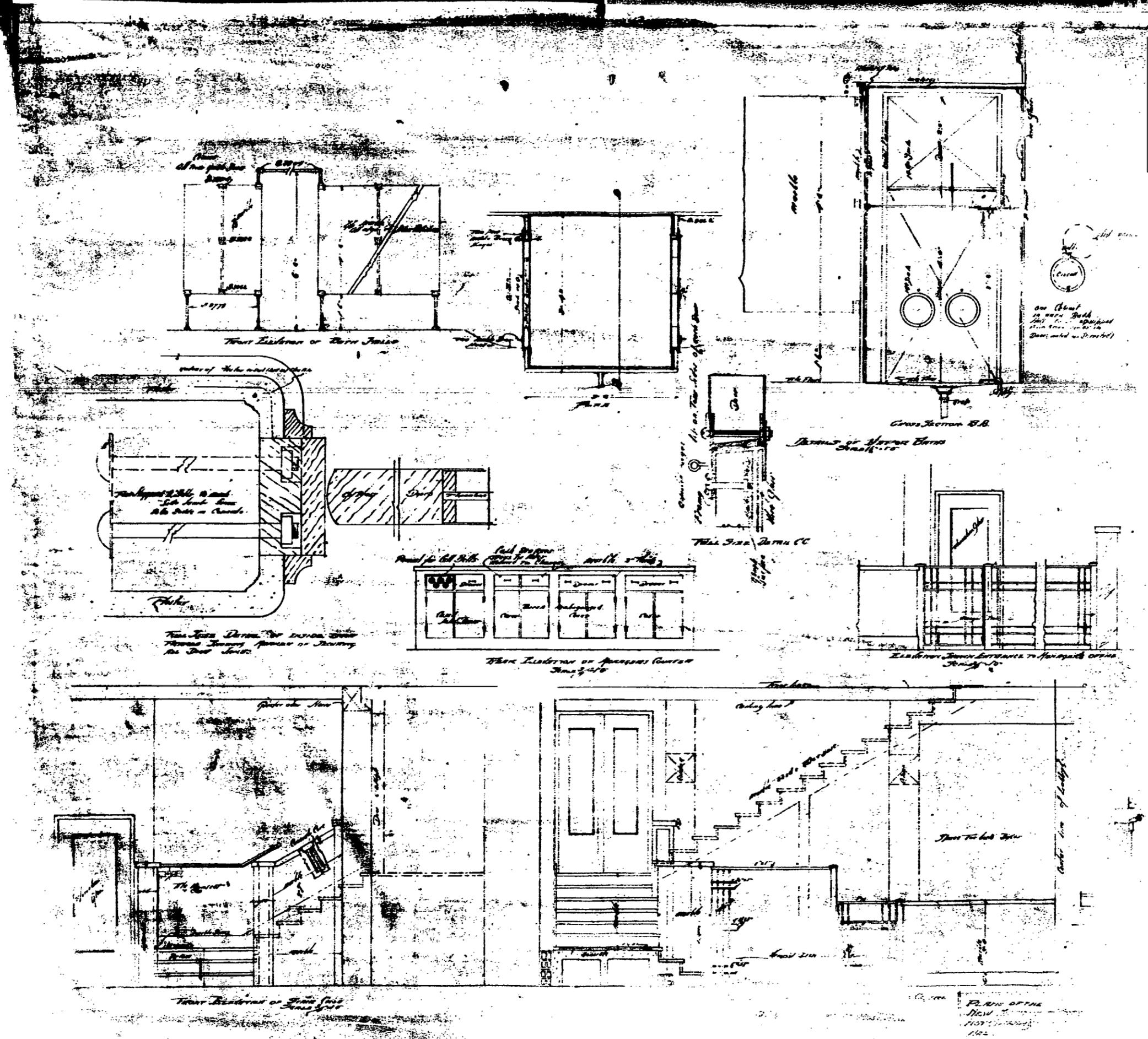
Superior Bathhouse
Hot Springs National Park
Drawing Number: 128-60227
Drawing: Elevations
Date: August 1915
Sheet: 5 of 8



Approved on the Department
of the Interior Aug 11 1915
U.S. Parks
Super
8/16-1915

PLANS OF THE
NEW SUPERIOR BATH HOUSE
HOT SPRINGS, ARK.
HENRY C. SHANKS, ARCHITECT
HOT SPRINGS, ARK.

Superior Bathhouse
 Hot Springs National Park
 Drawing Number: 128-60227
 Drawing: Details
 Date: August 1915
 Sheet: 6 of 8



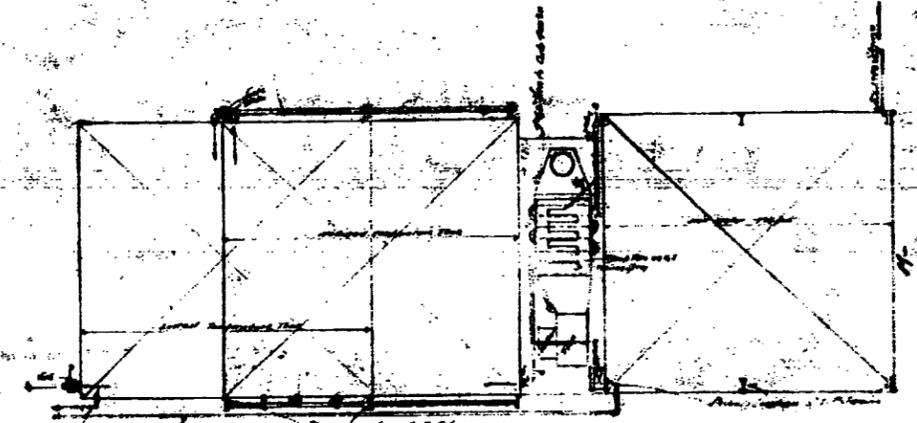
Superior Bathhouse
Hot Springs National Park

Drawing Number: 128-60227

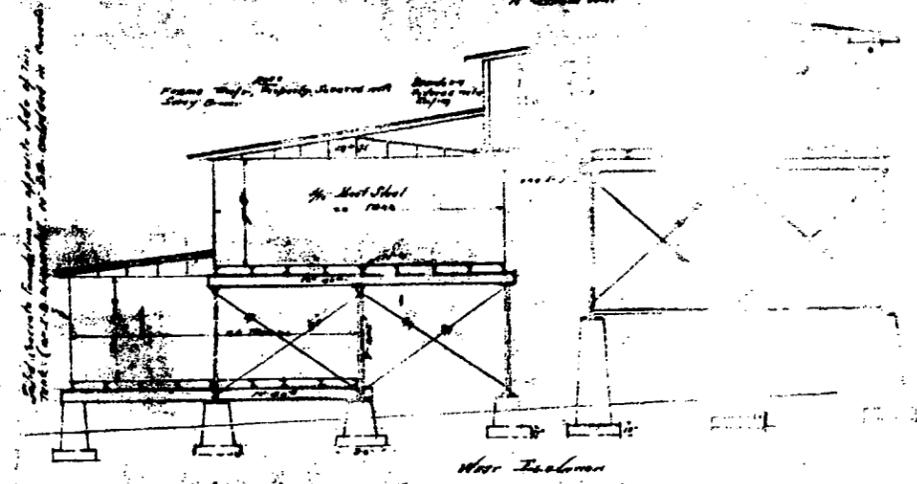
Drawing: Details

Date: August 1915

Sheet: 7 of 8

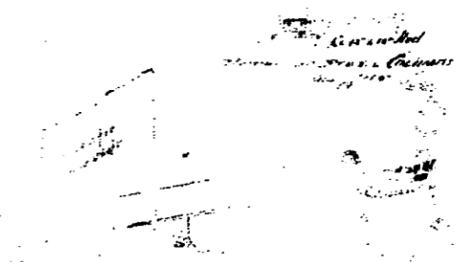


Handwritten notes:
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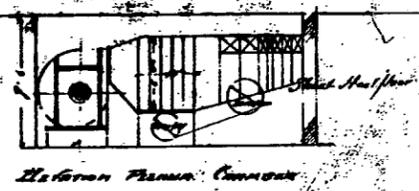
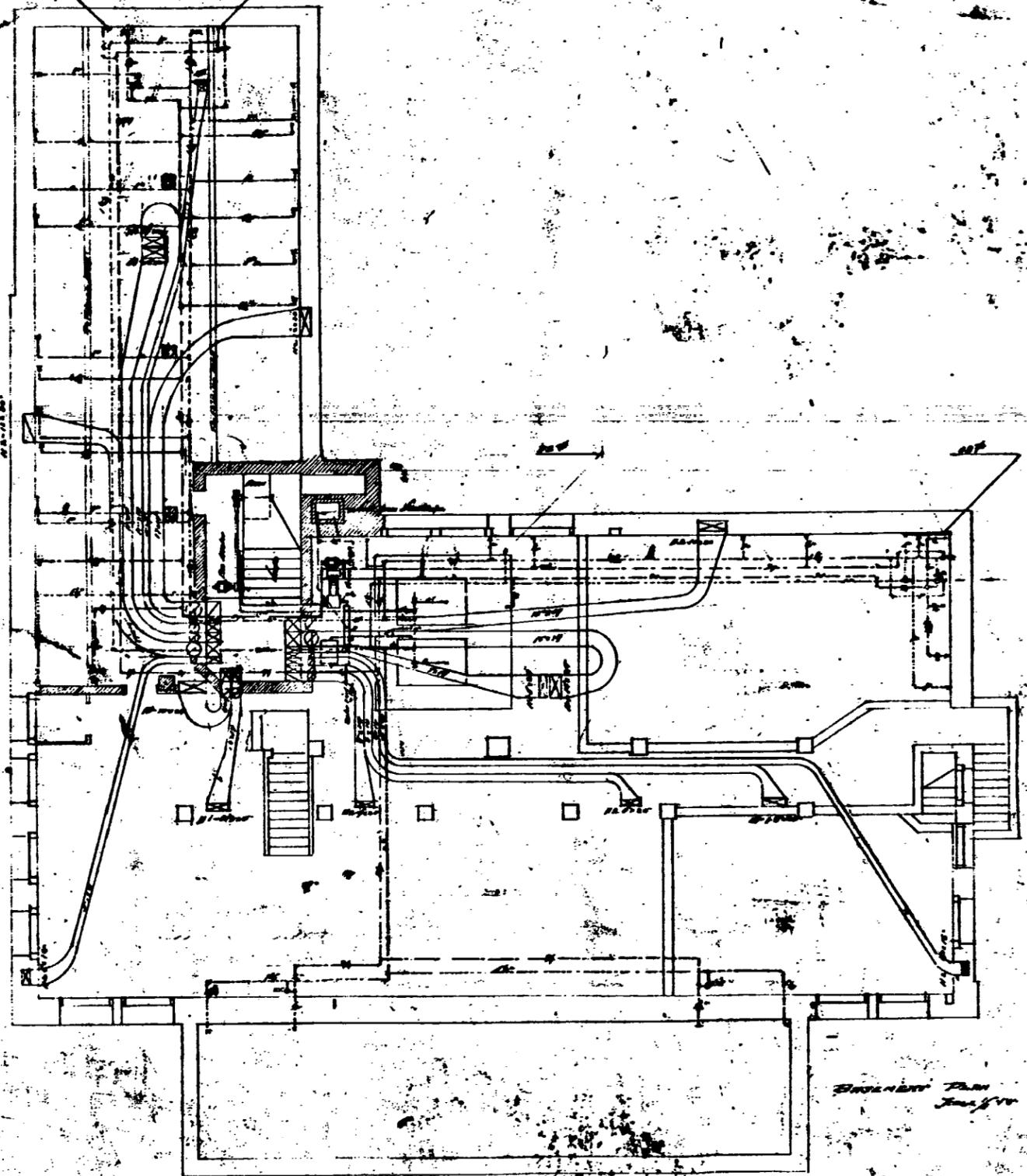
Handwritten notes:
...
...
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Handwritten note:
Near Entrance



Handwritten notes:
...
...
...

Superior Bathhouse
Hot Springs National Park
Drawing Number: 128-60227
Drawing: Mechanical
Date: August 1915
Sheet: 8 of 8



ENCLOSURE PLAN
July 1915

HEATING AND SANITARY PLAN
FOR SUPERIOR BATH HOUSE
HOT SPRINGS, ARK.
HAROLD J. KIMBALL, ARCHT.
HOT SPRINGS, ARK.

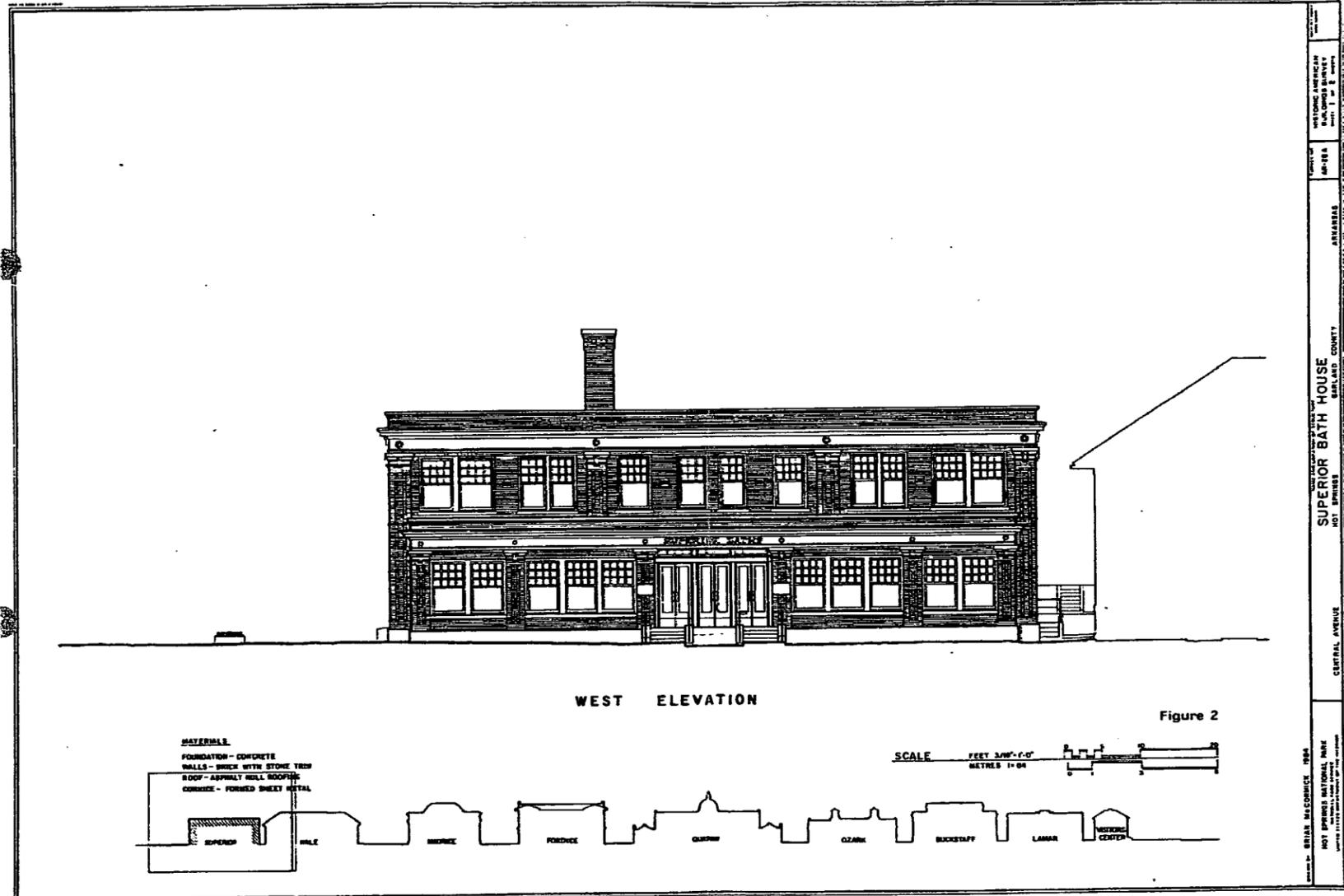
Approved by the Department
of the Interior, Aug 15, 1915.
U.S. Forest Service
Superior, Ark.
8/15/15



Superior Bathhouse
Hot Springs National Park

Drawing Number: 128-25029
Drawing: HABS Elevation
Date: 1984
Sheet: 1 of 5

128/25029
1 of 2



Superior Bathhouse
 Hot Springs National Park
 Drawing Number: 128-25029
 Drawing: HABS Plans
 Date: 1984
 Sheet: 3 of 5

HISTORIC AMERICAN BUILDINGS SURVEY SHEET OF SHEETS
 SURVEY NO. AR-88A ADD. 2
 APKANSAS
 GARLAND COUNTY
 BATHHOUSE ROW - SUPERIOR BATHHOUSE
 HOT SPRINGS
 CENTRAL AVENUE

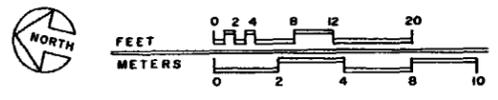
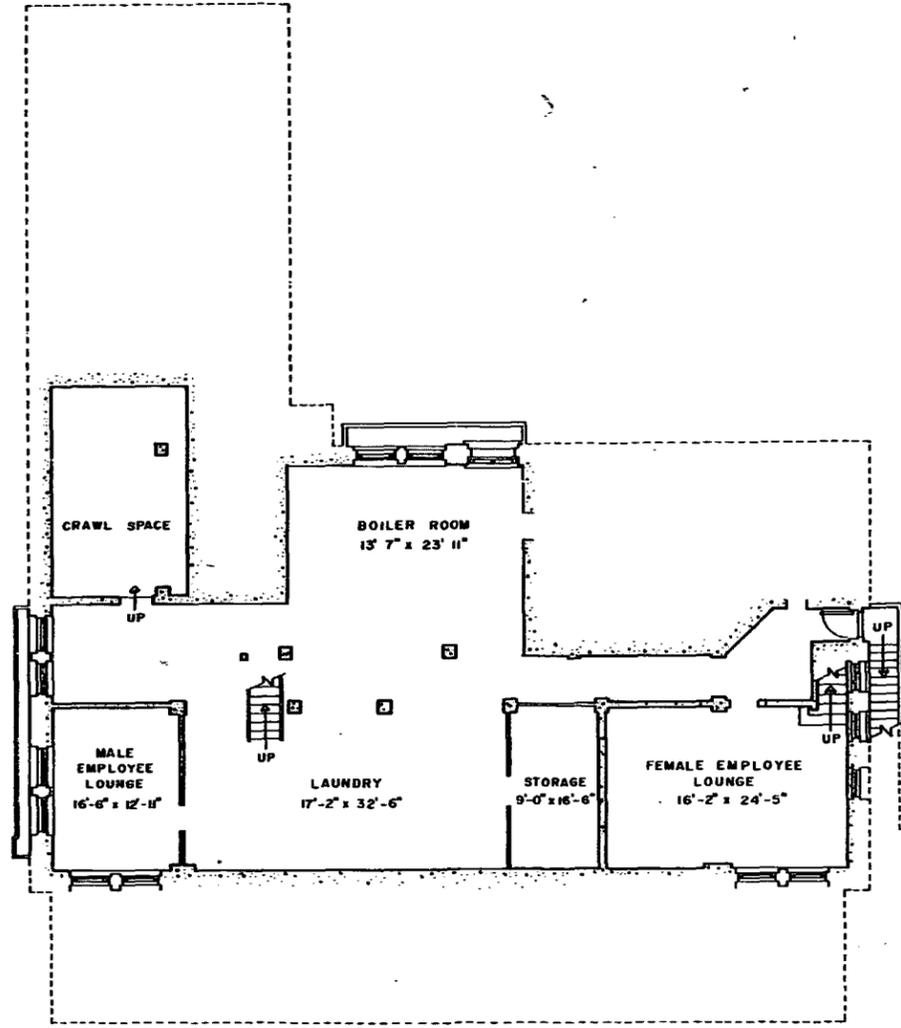
IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

DESIGNED BY: WITSELL, EVANS, RASCO P.A.
 HOT SPRINGS NATIONAL PARK
 UNITED STATES DEPARTMENT OF THE INTERIOR

89'-11"
 60'-8"
 25'-11"
 3'-6"
 13'-3"

85'-3"
 26'-6"
 4'-0"
 19'-0"
 35'-9"

49'-7"
 2'-7"
 16'-6"
 103'-5"
 82'-0"
 6'-3"
 13'-3"



1'-6" 2'-10" 79'-7" 85'-3" 2'-10" 3'-6"

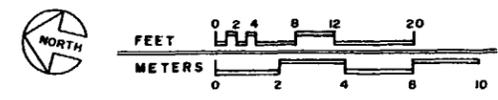
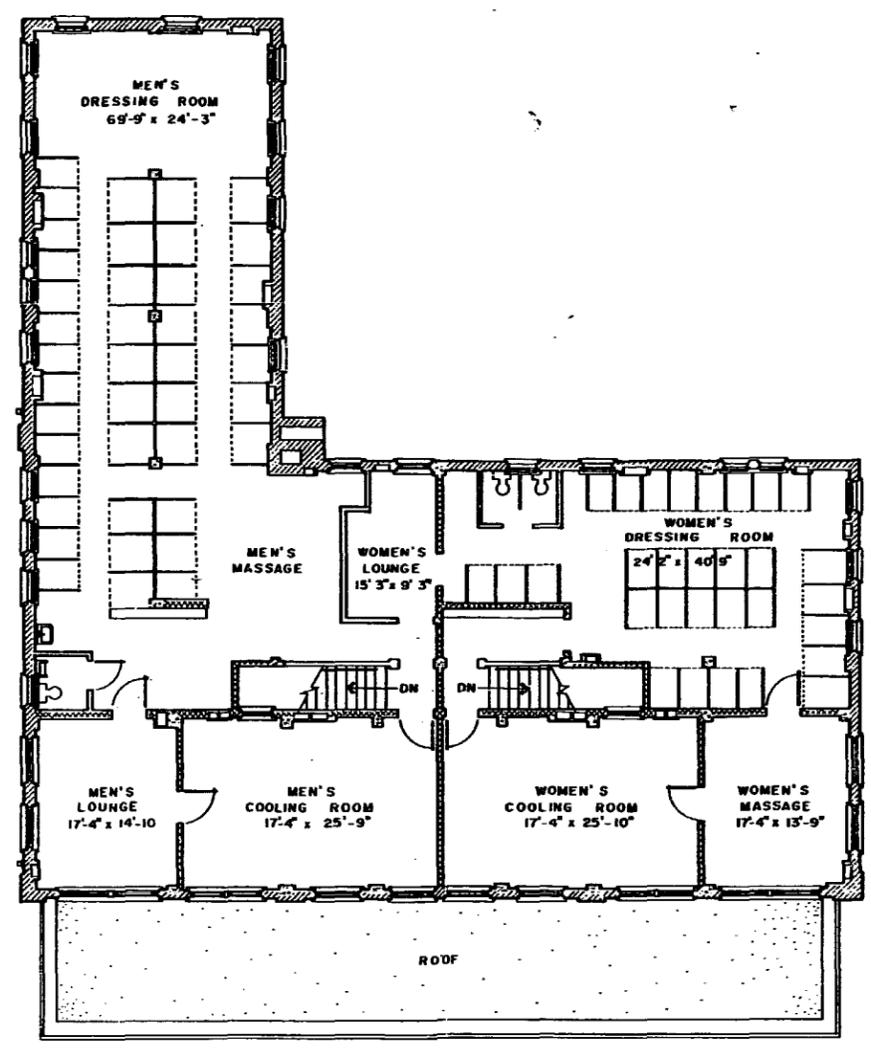
BASEMENT FLOOR PLAN

Superior Bathhouse
 Hot Springs National Park
 Drawing Number: 128-25029
 Drawing: HABS Plans
 Date: 1984
 Sheet: 4 of 5

103'-2"
 68'-11"
 13'-3"

85'-3"
 26'-6" 58'-9"

45'-0"
 103'-2"
 44'-11"
 13'-3"



2'-10" 79'-7" 2'-10"
 85'-3"

SECOND FLOOR PLAN

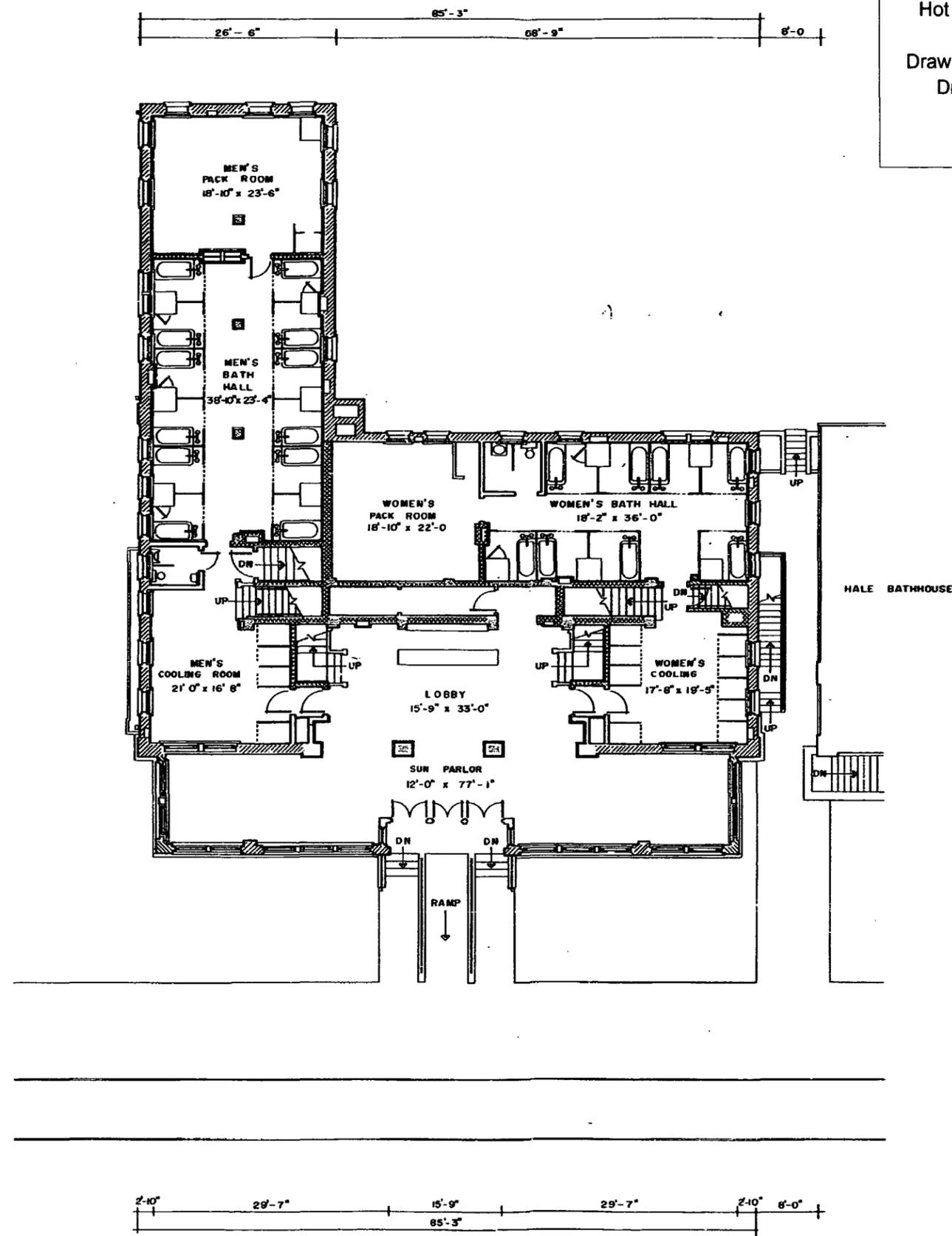
DRAWN BY: WITSELL, EVANS, RASCO P.A.
 HOT SPRINGS NATIONAL PARK
 NATIONAL PARK SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR
 CENTRAL AVENUE
 HOT SPRINGS
 GARLAND COUNTY
 ARKANSAS
 AR-88A
 ADD 2
 HISTORIC AMERICAN
 BUILDINGS SURVEY
 SHEET OF SHEETS

128/25029
 4/2/85

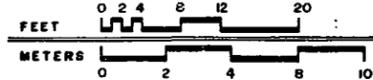
EC-3

Superior Bathhouse
 Hot Springs National Park
 Drawing Number: 128-25029
 Drawing: HABS Plans
 Date: 1984
 Sheet: 5 of 5

103'-2"
 89'-11"
 13'-3"
 16'-8"
 14'-0"



45'-0"
 103'-2"
 44'-11"
 13'-3"



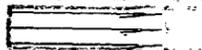
2'-10" 29'-7" 15'-9" 29'-7" 2'-10" 8'-0"
 85'-3"

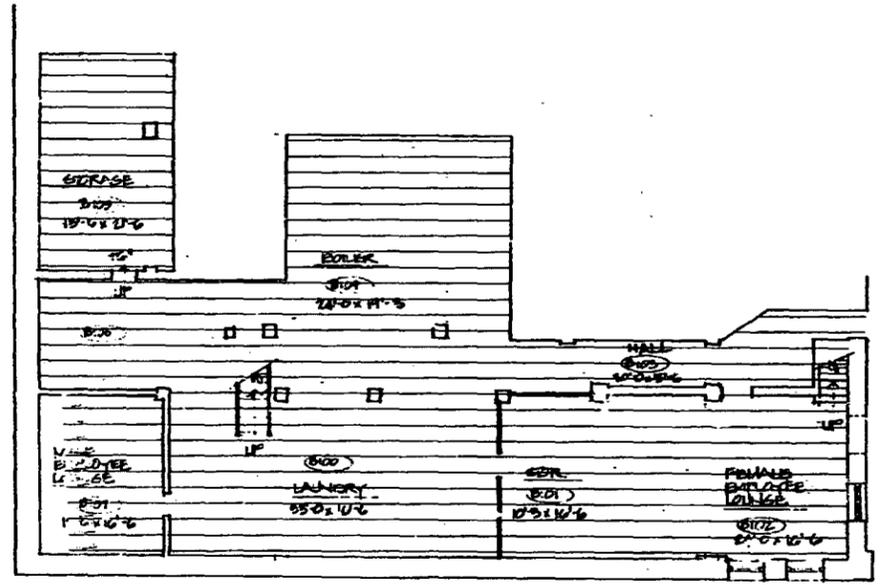
FIRST FLOOR PLAN

DRAWN BY: WITSELL, EVANS, RASCO, P.A.
 HOT SPRINGS NATIONAL PARK
 NATIONAL MONUMENT
 UNITED STATES DEPARTMENT OF THE INTERIOR
 CENTRAL AVENUE
 HOT SPRINGS
 GARLAND COUNTY
 ARKANSAS
 SURVEY NO. AR-284 ADD 2
 HISTORIC AMERICAN BUILDINGS SURVEY
 SHEET 5 OF 5

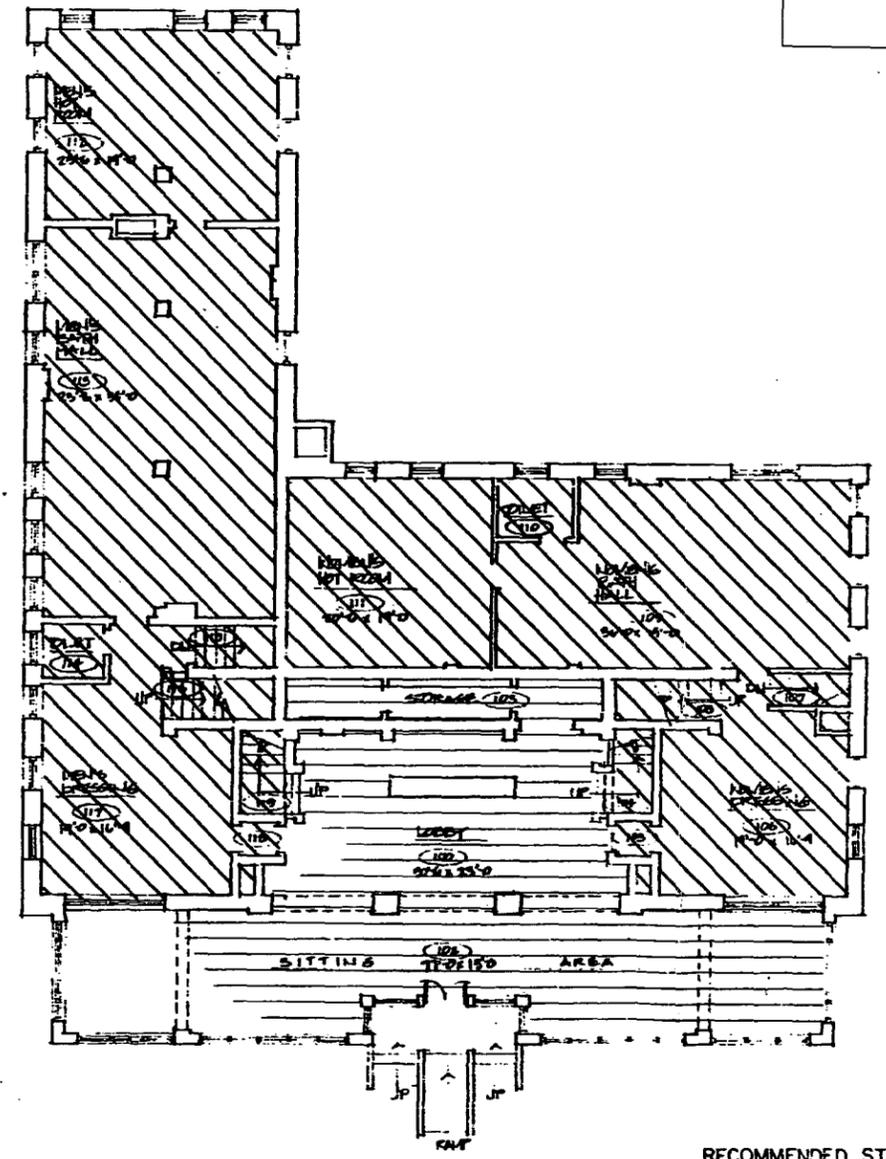
128/25029
 5 of 5

Superior Bathhouse
 Hot Springs National Park
 Drawing Number: 128-25018
 Drawing: Structural Capacities
 Date: June 1984
 Sheet: 1 of 2

LEGEND
 80 psf
 125 psf



1 BASEMENT PLAN
 S-1



2 1st FL. STRUCTURAL PLAN
 S-1

SCALE: 1/16" = 1'-0"

RECOMMENDED STRUCTURAL CAPACITIES

Revision Date	By	Description	Fav. Ltr.
	Prepared RSP	TITLE OF DRAWING SUPERIOR-BSMT & 1st FL. STRU PLAN	Drawing No 128
	DESIGNED CLM	LOCATION WITHIN PARK BATHHOUSE ROW	25,018
	DRAWN RSP	NAME OF PARK HOT SPRINGS NATIONAL PARK	PKG NO S-1
	CHECKED 4/84	SOUTHWEST REGION	SHEET OF 2
	DATE	GARLAND COUNTY	
		AR-KANSAS STATE	

INVESTIGATIVE STUDY OF
 FIVE BATHHOUSES
 CONTRACT NO CX702930004
 PITTS & ASSOCIATES ENGINEERS
 100 N. Rodney Parham Rd. Suite 4B
 Little Rock, Arkansas

APPENDIX L. FURNISHINGS IN CURATORIAL STORAGE

**Abbreviated List Of
SUPERIOR BATHHOUSE FURNISHINGS IN CURATORIAL STORAGE
HOT SPRINGS NATIONAL PARK**

Catalog #: HOSP 2158
Location: BLDG 105, RM 302
Description: Wicker rocking chair Repainted light grey; double-arrow pattern woven into center of back; curved semi-cylindrical back slopes slightly at front to form arms; openwork wicker below & above seat; X-shaped support connects legs near wooden rockers Originally painted beige with orange cloth cushion; repainted in 1988. Cleaned, painted, reupholstered in 1988 probably by HFC; treatment reports not in file

Catalog #: HOSP 2159
Location: BLDG 105, RM 302
Description: Wicker rocking chair Repainted light grey; double-arrow pattern woven into center of back; curved semi-cylindrical back slopes slightly at front to form arms; openwork wicker below & above seat; X-shaped support connects legs near wooden rockers Originally painted beige with orange cloth cushion; repainted by HFC in 1988. Cleaned, painted, reupholstered in 1988 probably by HFC; treatment reports not in file

Catalog #: HOSP 2160
Location: BLDG 105, RM 302
Description: Wicker rocking chair Repainted light grey; double-arrow pattern woven into center of back; curved semi-cylindrical back slopes slightly at front to form arms; openwork wicker below & above seat; X-shaped support connects legs near wooden rockers Originally painted beige with orange cloth cushion; repainted by HFC in 1988. Cleaned, painted, reupholstered in 1988 probably by HFC; treatment reports not in file

Catalog #: HOSP 2161
Location: BLDG 105, RM 302
Description: Wicker rocking chair Repainted light grey; double-arrow pattern woven into center of back; curved semi-cylindrical back slopes slightly at front to form arms; openwork wicker below & above seat; X-shaped support connects legs near wooden rockers Originally painted beige with orange cloth cushion; repainted by HFC in 1988. Cleaned, painted, reupholstered in 1988 probably by HFC; treatment reports not in file

Catalog #: HOSP 2162
Location: BLDG 105, RM 302
Description: Wicker rocking chair Repainted light grey; double-arrow pattern woven into center of back; curved semi-cylindrical back slopes slightly at front to form arms; openwork wicker below & above seat; X-shaped support connects legs near wooden rockers Originally painted beige with orange cloth cushion; repainted by HFC in 1988. Cleaned, painted, reupholstered in 1988 probably by HFC; treatment reports not in file

Catalog #: HOSP 2164
Location: BLDG 105, RM 302
Description: Wicker rocking chair Repainted light grey; double-arrow pattern woven into center of back; curved semi-cylindrical back slopes slightly at front to form arms; openwork wicker below & above seat; X-shaped support connects legs near wooden rockers Originally painted beige with orange cloth cushion; repainted by HFC in 1988. Cleaned, painted, reupholstered in 1988 probably by HFC; treatment reports not in file

Catalog #: HOSP 2165
Location: BLDG 105, RM 302
Description: Wicker rocking chair Repainted light grey; double-arrow pattern woven into center of back; curved semi-cylindrical back slopes slightly at front to form arms; openwork wicker below & above seat; X-shaped support connects legs near wooden rockers Originally painted beige with orange cloth cushion; repainted by HFC in 1988. Cleaned, painted, reupholstered in 1988 probably by HFC; treatment reports not in file

Catalog #: HOSP 2166
Location: BLDG 105, RM 302
Description: Wicker rocking chair Repainted light grey; double-arrow pattern woven into center of back; curved semi-cylindrical back slopes slightly at front to form arms; openwork wicker below & above seat; X-shaped support connects legs near wooden rockers Originally painted beige with orange cloth cushion; repainted by HFC in 1988. Cleaned, painted, reupholstered in 1988 probably by HFC; treatment reports not in file

Catalog #: HOSP 2167
Location: BLDG 105, RM 214, BIN J, CENTER LEFT
Description: Wicker armchair Painted peach; curved semi-cylindrical back slopes slightly at front to form arms; openwork wicker below & above seat; X-shaped wicker covered support connects legs near floor; wicker covering over legs & feet; orange fabric seat cushion Paint worn; orange paint showing underneath in some areas, particularly arms

Catalog #: HOSP 2168
Location: BLDG 105, RM 302
Description: Wicker rocking chair Repainted light grey; double-arrow pattern woven into center of back; curved semi-cylindrical back slopes slightly at front to form arms; openwork wicker below & above seat; X-shaped support connects legs near wooden rockers Originally painted beige with orange cloth cushion; repainted by HFC in 1988. Cleaned, painted, reupholstered in 1988 probably by HFC; treatment reports not in file

Catalog #: HOSP 2425
Location: BLDG 105, RM 214, BIN C, ART CAB 3/C
Description: Wood framed wall mirror Black painted frame, routed along inner edge & lower outer edge; wire mounted on back with eyehooks for hanging Hinge indentations on side indicate mirror originally attached to other piece of furniture.

Catalog #: HOSP 2799
Location: BLDG 105, RM 214, BIN A, ART CAB 1/B
Description: Framed print with mat, cream border in gray frame. Blue-grey wooden frame, ivory mat; print of teal, wood ducks, mallard ducks on pond & in flight; wire for hanging in back Label on front identifies birds in print, gives copyright information Used as wall decoration.

Catalog #: HOSP 2896
Location: BALLY BLDG, SECTION B, SHELF 3, BACK LEFT
Description: Metal soda fountain chair Enameled white; round seat; twisted metal wire back, wire legs Paint badly chipped, stained

Catalog #: HOSP 3085
Location: BALLY BLDG, SECTION D, SHELF 3, BACK RIGHT
Description: Small, 4-blade electric fan with built-in stand Black finish Cord with plug attached; 4 holes in base; wire safety guard with metal plate in center marked "Emerson Jr."

Catalog #: HOSP 8384
Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB
Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 112, first floor Samples from ceiling, walls; collected on plaster fragments. Related document HOSP 8383 (photocopy in box with samples HOSP 8384-97)

Catalog #: HOSP 8385
Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB
Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 113, first floor Samples from ceiling, walls; collected on plaster fragments. Related document HOSP 8383 (photocopy in box with samples HOSP 8384-97)

Catalog #: HOSP 8386
Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB
Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 114, first floor Samples from ceiling, walls; collected on plaster fragments. Related document HOSP 8383 (photocopy in box with samples HOSP 8384-97)

Catalog #: HOSP 8387
Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB
Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 116, first floor Samples from ceiling, walls; collected on plaster fragments. Related document HOSP 8383 (photocopy in box with samples HOSP 8384-97)

Catalog #: HOSP 8388
Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB
Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 117, first floor Samples from ceiling, walls; collected on plaster fragments. Related document HOSP 8383 (photocopy in box with samples HOSP 8384-97)

Catalog #: HOSP 8389
Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB
Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 200, second floor Samples from ceiling, walls; collected on plaster fragments. Related document HOSP 8383 (photocopy in box with samples HOSP 8384-97)

Catalog #: HOSP 8390
Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB
Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 201, second floor Samples from ceiling, walls; collected on plaster fragments. Related document HOSP 8383 (photocopy in box with samples HOSP 8384-97)

Catalog #: HOSP 8391
Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB
Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 202, second floor Samples from ceiling, walls; collected on plaster fragments. Related document HOSP 8383 (photocopy in box with samples HOSP 8384-97)

Catalog #: HOSP 8392
Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB
Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 203, second floor Samples from ceiling, walls; collected on plaster fragments. Related document HOSP 8383 (photocopy in box with samples HOSP 8384-97)

Catalog #: HOSP 8393
Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB
Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 204, second floor Samples from ceiling, walls; collected on plaster fragments. Related document HOSP 8383 (photocopy in box with samples HOSP 8384-97)

Catalog #: HOSP 8394
Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB
Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 205, second floor Samples from ceiling, walls; collected on plaster fragments. Related document HOSP 8383 (photocopy in box with samples HOSP 8384-97)

Catalog #: HOSP 8395
Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB
Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 207, second floor Samples from ceiling, walls; collected on plaster fragments. Related document HOSP 8383 (photocopy in box with samples HOSP 8384-97)

Catalog #: HOSP 8396
Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB

Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 209, second floor Samples from ceiling, walls; collected on plaster fragments. Related document HOSP 8383 (photocopy in box with samples HOSP 8384-97)

Catalog #: HOSP 8397

Location: BLDG 105, RM 214, BIN D, TOP OF ARCHEOLOGY CAB

Description: Paint chip samples from Superior Bathhouse Polyethylene bag of lead paint chips from room 210, second floor Samples from ceiling, walls; collected on plaster fragments.

Catalog #: HOSP 13543

Location: BLDG 105, RM 214, BIN D, MUSEUM CAB 2, DR 9

Description: Glass neon sign, all capital letters reading, "MESSAGE DEPT." Each word was originally one continuous piece of glass, with wiring connecting the two words between the "E" in "message" and the "D" in "Dept." Sign glowed green. Portions of glass between each letter are painted black so that only the letters themselves stand out when the sign is illuminated. Sign attached to wall with glass screws and wire or brackets. a) First half of "M" in "MESSAGE"; b) second half of "M" through first half of second "A", c) second half of "A" through final "E"; d) "DEPT." portion of sign [in one unbroken piece]; e) is a glass screw screwed into a small non-ferrous metal bracket, attached with a screw to a plastic cylinder used to secure screws in plaster walls f) is a glass screw formerly attached by g) a copper wire to the glass sign h-k) glass fragments from sign. Additional glass screws may have been used to secure the sign to the wall but were not collected.

**DOCUMENTARY AND ARCHIVAL COLLECTIONS
PERTINENT TO SUPERIOR BATHHOUSE**

**SUPERIOR BATHHOUSE ART
(Paintings, drawings, etc.)**

Catalog #: HOSP 3524

Location: BLDG 105, RM 214, BIN A, ART CAB 1/J

Description: Pen & ink drawing in black wooden frame, gold trim, glass cover; Superior B.H. White tape attaches drawing to thin mat sheet probably provided with frame; whited out areas in center & lower right corner of drawing .

PHOTOGRAPHIC PRINTS: SUPERIOR BATHHOUSE INTERIOR

Catalog #: HOSP 10275

Location: BLDG 105, RM 214, PHOTOGRAPHY CABINET, DR 3

Description: Black & white print; structure Superior Bathhouse safe prior to closing

Catalog #: HOSP 10276

Location: BLDG 105, RM 214, PHOTOGRAPHY CAB, DR 3

Description: Black & white photographic print Superior Bathhouse interior, office behind lobby desk; fan, chair, office desk, lamp, adding machine; taken just prior to closing Portrait orientation, no border

Catalog #: HOSP 10277

Location: BLDG 105, RM 214, PHOTOGRAPHY CABINET, DR 3

Description: Black & white print; structure Superior Bathhouse desk in lobby prior to closing

PHOTOGRAPHIC PRINTS: SUPERIOR BATHHOUSE EXTERIOR

Catalog #: HOSP 1836
Location: BLDG 105, RM 214, PHOTOGRAPHY CABINET, DR 3
Description: Black & white photograph, building Superior Bathhouse exterior, north end & front; Maurice barely visible; light snow

Catalog #: HOSP 1837
Location: BLDG 105, RM 214, SHELF A/1, LG PRINT BOX 3
Description: Black & white photograph, building Superior Bathhouse exterior, south end & front White border Turning yellow, fading

Catalog #: HOSP 1838
Location: BLDG 105, RM 326, SAFE
Description: Black & white photographic print; structure Superior Bathhouse c 1934 No border On back, "1934--Latest of Superior Bathhouse" Yellowing, fading; upper right corner bent; green paint stains on front

Catalog #: HOSP 1839
Location: BLDG 105, RM 214, PHOTOGRAPHY CABINET, DR 3
Description: Black & white photograph, building Superior Bathhouse exterior, front, slightly elevated view Mounted on brown cardboard On back, "New Superior Bath House completed and opened for business Feb 16, 1916."

Catalog #: HOSP 1885
Location: BLDG 105, RM 214, SHELF A/1, LG PRINT BOX 4
Description: Black & white print with linen back; construction site Superior Bathhouse nearing completion; construction building & equipment in front; sign on building reads, "W. F. Ault, General Contractor" "Harry C. Schwebke Architect" On back, "Superior Bathhouse Now Nearing Completion taken Jan 22, 1916"

Catalog #: HOSP 1929
Location: BLDG 105, RM 214, SHELF A/1, LG PRINT BOX 4
Description: Black & white print; structure Superior Bathhouse; front (taken from southwest viewpoint) with foliage.

Catalog #: HOSP 6727
Location: BLDG 105, RM 214, SHELF A/4, LG PRINT BOX 8
Description: Black & white photographic print, archival quality, & non-archival duplicate First Superior Bath House, Bath House Row, Hot Springs Reservation; corner of Big Iron Bath House on left. White border. Use only with credit line: Courtesy of the Kenna Collection, West Virginia State Archives For use of Hot Springs National Park only, with above courtesy line

Catalog #: HOSP 7313
Location: BLDG 105, RM 214, SHELF A/4, LG PRINT BOX 9
Description: Black & white photographic print, nitrate, mounted on linen backing Superior Bathhouse from front, with 2 people on ramp & sign with bath rates in front On back, handwritten in ink, "Showing concrete walk constructed at North end of Superior Bathhouse & iron railing installed on either side of stone steps ascending [sic] Mt." Edges curling; print fading, turning brown; engrained with dust From Admin. Archives file D22 Construction & Preservation Programs--General, 1900-1916

Catalog #: HOSP 10278
Location: BLDG 105, RM 214, PHOTOGRAPHY CABINET, DR 3
Description: Black & white print; landscape North side of Superior Bathhouse & grounds

Catalog #: HOSP 10280
Location: BLDG 105, RM 214, PHOTOGRAPHY CABINET, DR 3
Description: Black & white print; building Superior Bathhouse entrance

Catalog #: HOSP 10281
Location: BLDG 105, RM 214, PHOTOGRAPHY CABINET, DR 3
Description: Black & white print; building Superior Bathhouse entrance Appears to be photo of photo Brownish spots

Catalog #: HOSP 10282
Location: BLDG 105, RM 214, PHOTOGRAPHY CABINET, DR 3
Description: Black & white print; building Side of Superior Bathhouse Blurred

Catalog #: HOSP 11495
Location: BLDG 105, RM 214, SHELF A/3
Description: Black & white safety film negative, 1 b/w photographic print; disaster, storm Snow storm Central Ave. Bathhouse Row Hot Springs, AR. View of the icy walk way in front of the Superior bathhouse. Several people are on the walk way. Portrait orientation, white border

Catalog #: HOSP 17335
Location: BLDG 105, RM 214, FREEZER
Description: Black & white photographic print, cellulose nitrate negative; Arlington Lawn Taken from street side of hedge at Fountain-Central intersections, with hedge in foreground, lawn in midground; Superior Bathhouse in right center background, Hot Springs Mountain in left background. Appears to document an ice storm; vegetation is iced over.

**SUPERIOR BATHHOUSE CONSTRUCTION DOCUMENTS
(BLUEPRINTS, SPECIFICATIONS, ETC.)**

Catalog #: HOSP 4377
Location: BLDG 105, RM 214, MAP CAB 3, DR 1
Description: Blueprint map locating Superior Bathhouse on Bathhouse Row; includes plat of Superior Bathhouse and reservoirs behind it, survey stations, stone monuments, Bathhouse Row promenade sidewalk in front of bathhouses, Central Avenue, Bath and Mountain Streets. Subtitle reads "U.S. RESERVATION HOT SPRINGS, ARK." followed by a second line reading "SCALE 1"=50' DEC. 1915 G. C. SMITH C. E." Copy 2 found stored at Medical Director's Residence; copy 3 from maintenance division map cabinets.

Catalog #: HOSP 5139
Location: BLDG 105, RM 214, MAP CAB 2, DR 2
Description: Blueprint, Superior Bathhouse "Superior Bath House/Hot Springs Ark." "Plan Showing Location of Hot Water Tanks for Superior Bath House"; includes plat of Superior Bathhouse showing location of government reservoir & tanks Very faded. See HOSP 5140 for complete set of blueprints similar to this one. Treated/encapsulated at unknown center; microfilmed at Denver Service Center

Catalog #: HOSP 5140
Location: BLDG 105, RM 214, MAP CAB 2, DR 2
Description: Set of 9 blueprints, Superior Bathhouse "Plans of the New Superior Bath House..." a) s1-basement & foundation, b) s2-1st floor, c) s3-2nd floor, d) s4-no. & front elevations, e) s5-so. & rear elevations, f) s6-NOT LOCATED at U of A, g) s7-stairs/mngr's office, h) s8-cooling system, i) s9-basement Edges frayed, some fading; deacidified/encapsulated at TCC 1984; microfilmed at DSC See also HOSP 7601, specifications for heating system for this building project

Catalog #: HOSP 5141
Location: BLDG 105, RM 214, MAP CAB 2, DR 2
Description: Oil cloth pencil drawing, Superior Bathhouse "Plan for Excavation for Fuel Room under Superior Bath House..." Basement plan Somewhat soiled Treated/encapsulated at Texas Conservation Center 1984; microfilmed at Denver Service Cent

Catalog #: HOSP 5142
Location: BLDG 105, RM 214, MAP CAB 2, DR 2
Description: Original drawing & blueprint copy, Superior Bathhouse "Proposed Addition [sic] to Superior Bath House...Harry H. Bell, Manager" Shows exterior walls, window locations Original very darkened & brittle; blueprint copy faded Treated/encapsulated at Texas Conservation Center 1984; microfilmed at Denver Service Cent

Catalog #: HOSP 5143
Location: BLDG 105, RM 214, MAP CAB 2, DR 2
Description: blueprint, Superior Bathhouse "Proposed addition [sic] to Superior Bath House...Harry H. Bell, Manager" Shows exterior walls, window locations Same as HOSP

5142 but updated with red notations; approvals panned into lower right corner Blue dye almost completely faded away Treated/encapsulated at Texas Conservation Center 1984; microfilmed at Denver Service Cent

Catalog #: HOSP 6343
Location: BLDG 105, RM 214, MAP CAB 1, DR 2
Description: 2 blueline architectural drawings, 63 repros; bathhouse floor plans Measured drawings; black & white photocopied floor plans for bathhouses: a-c)Superior, d-f)Hale, g-j)Maurice, k-m)Fordyce, n-q)Quapaw, r-t)Ozark, u-x)Buckstaff, y-z)Lamar (blueline copies of these also included; see note below), aa) administration, ab-ad) proposed revisions to Fordyce Blueline copies of 6343y-z separated from file D2219, Construction Programs

Catalog #: HOSP 7601
Location: BLDG 105, RM 214, SHELF C/1, LEGAL DOCUMENT BOX 1
Description: Specifications for heating system, new Superior Bath House White legal size onionskin paper, fastened at top with 3 brass brads; black carbon print Gives detailed scope of work for a steam heating & fan blast system proposed for the new Superior Bathhouse; 17 pp.

Catalog #: HOSP 7768
Location: BLDG 105, RM 214, BIN F, ARCHIVES BOX 11
Description: Letter to J. D. Brock, Superior Bathhouse, 1916 White letter-size paper with Southern Tile Company letterhead, addressed to Mr. J.D. Brock 2 pp. letter re. 2 items deducted from the company's bill by architect Schwebke; drawing of tub area in bathhouse; original envelope, postmarked, with Brock's name typed on Letter

Catalog #: HOSP 8221
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 13
Description: Plat survey report; Superior Bathhouse archive, 1912-1915 White bond, black letterhead reading, "Grover C. Smith, City Engineer 1912-13-14-15 Office Phone 287, Residence 697 SURVEYING AND CIVIL ENGINEERING"; below, purple type gives written surveying description of Superior Bathhouse plat location Deacidified & conserved at Texas Conservation Center 1981

Catalog #: HOSP 8383
Location: BLDG 105, RM 214, SH C/1, OVERSIZE DOCUMENT PORTFOLIO
Description: Set of 9 drawings, Superior & Hale Bathhouses Title sheet reads, "HOT SPRINGS NATIONAL PARK BATHHOUSE ROW 1443RP70009504 SUPERIOR AND HALE BATHHOUSES--LEAD ABATEMENT HOSP-145GB JANUARY 1995 PROJECT DRAWINGS"; 7 pp. 9 drawings printed on both sides of pages, showing floor plans with surfaces to be abated Paint chips collected in connection with project catalogued as HOSP 8384-97

Catalog #: HOSP 8495
Location: BLDG 105, RM 214, MAP CAB 5, DR 5

Description: 2 sets of 16 blueline drawings of 5 bathhouses on Bathhouse Row "INVESTIGATIVE STUDY OF FIVE BATHHOUSES" (Fordyce, Hale, Maurice, Ozark & Superior): a) cover sheet, b-d) Fordyce BH floor plans, e-g) Hale BH floor plans, h-j) Maurice BH floor plans, k-m) Ozark BH floor plans, n-p) Superior BH floor plans Edges slightly discolored; top edge somewhat tattered; bound on left with strip of purple paper & staples (removed)

Catalog #: HOSP 8499

Location: BLDG 105, RM 214, MAP CAB 5, DR 5

Description: Set of 18 blueline plans for renovating Superior Bathhouse as a music museum "Superior Music Museum Bathhouse Row"; Architectural sheets: a) A-1, site plan; b-g) A2-7 floor plans, elevations, sections. Existing Condition sheets: h-o) EC1-8, existing plans & elevations. Mechanical/Electrical sheets: p-r) M-1, E-1,2 mechanical & electrical plans Yellowing; pH tested acidic 23SEP1995. NOTE: existing condition sheets based on Historic American Building Survey drawings

Catalog #: HOSP 11580

Location: BLDG 105, RM 214, MAP CAB 5, DR 2

Description: Blueline drawing of Superior Bathhouse showing plan views of north and south sides, Section A-A elevation, sketch of proposed construction, and Section B-B. It was drawn to illustrate a construction proposal by Clayton Farrar.

Catalog #: HOSP 11700

Location: BLDG 105, RM 214, MAP CAB 1, DR 1

Description: Set of 28 blueline drawings of bathhouses/visitor center on Bathhouse Row Untitled set of blueline drawings: a) base map; b-d) Superior Bathhouse floor plans; e-g) Hale Bathhouse floor plans; h-k) Maurice Bathhouse floor plans; l-n) Fordyce Bathhouse floor plans; o-r) Quapaw Bathhouse floor plans; s-u) Ozark Bathhouse floor plans; v-x) Buckstaff Bathhouse floor plans; y-aa) Lamar Bathhouse floor plans; ab) administration building (formerly visitor center) floor plans

**SUPERIOR BATHHOUSE FINANCIAL RECORDS
(PAYROLL, BALANCE SHEETS, TAX FORMS, ETC.)**

Catalog #: HOSP 7526
Location: BLDG 105, RM 214, BIN F, LEDGER BOX 12
Description: Corduroy-bound ledger, Superior Bathhouse archive Gold corduroy cover with burgundy leather corners & spine; "SUPERIOR BATHS" printed at top of each page; contains receipts & disbursements for 1928-1940; 150 double pages (facing) Imitation marbled paper as cover lining & cover facing pages

Catalog #: HOSP 7527
Location: BLDG 105, RM 214, BIN G
Description: Leatherette ledger, Superior Bathhouse archive Black leatherette cover with burgundy leather corners & spine; handwritten categories at top of each page; contains operating costs for 1928-1934; 75 double pages (facing) Covers torn, worn; front cover torn off; pages loose, yellowing

Catalog #: HOSP 7754
Location: BLDG 105, RM 214, BIN F, ARCHIVES BOX 11
Description: Tax correspondence for Superior Bathhouse, with some balance sheets Includes income tax statement for 1923, correspondence from IRS re. tax liabilities for 1919-21, appeals re. additional taxes requested for 1920, final adjustment rescinding additional 1920 tax liability, 1925 refund of excess taxes, correspondence re. 1926 taxes Pages creased, yellowing, some soiled, a few torn or tattered along edges

Catalog #: HOSP 7755
Location: BLDG 105, RM 214, BIN F, ARCHIVES BOX 11
Description: Capital stock tax forms, Superior Bathhouse, 1918-1936 Including forms for 1918, 1926, 1933, 1934, 1935; correspondence for 1933, 1935 & 1936 Forms creased & yellowed; some stained with dark stains (possibly mildew)

Catalog #: HOSP 7756
Location: BLDG 105, RM 214, BIN F, ARCHIVES BOX 11
Description: Franchise tax notices, Superior Bathhouse, 1925-1940 White Domestic Corporation Franchise Tax Notices, 1 sheet each, for 1925-30, 1932-33, 1940 Creased, soiled along folds, yellowed, particularly around edges

Catalog #: HOSP 7763
Location: BLDG 105, RM 214, BIN F, ARCHIVES BOX 11
Description: Incorporation papers for Superior Bathhouse, 1912-1938 1) Articles of Agreement & Incorporation, 2) Articles of Agreement (onionskin carbon copy) 3) NPS letter requesting corporation documents, 4) 1928 Corporation's Annual Certificate, 5) Appointment of Agent, 6) capital stock memo, 7) 1938 Corporation's Annual Certificate Folded, soiled along folds, yellowed; stock memo tattered & discolored along bottom edge

Catalog #: HOSP 7764

Location: BLDG 105, RM 214, BIN F, ARCHIVES BOX 11

Description: Installment note in envelope, Superior Bathhouse, 1963 White form from Arkansas National Bank of Hot Springs, note of \$3000 to be paid monthly as payments are available; stamped "PAID" October 15, 1963; payment record on back Note in Superior BH envelope marked "Final Payment Made on note 10/15/63 Note inside." Slightly yellowing along edges; envelope soiled, torn along top edge of flap

Catalog #: HOSP 7766

Location: BLDG 105, RM 214, BIN F, ARCHIVES BOX 11

Description: Various employee & client papers, Superior Bathhouse 1) Green "NOTICE OF SEPARATION" form for Rose Roseborough, 2) 2 envelopes with employees' names listed, each with \$4.00 charges; 1 headed "EXAM"; 3) 1 envelope with notation of "Call to Little Rock 43710 Marie Covey..."; 4) 2 envelopes re. Mrs. Lee Ratkin; 1 with cancelled check returned for insufficient funds, 2nd with pencilled figures Envelopes all ripped at end or top; form yellowed & worn at fold lines

Catalog #: HOSP 7769

Location: BLDG 105, RM 214, BIN F, LEDGER BOX 12

Description: Ledger for Superior Bathhouse, 1932-1952 Ledger with summarized financial information & refs.to folios (more detailed accounts?) Gold corduroy, leather corners; includes annual figures for cash on hand, operating funds, accounts payable/receivable, building fund, various reserves, profit/loss, dividends, massage sales, employee salaries/taxes, supplies, laundry, advertising, etc.

Catalog #: HOSP 13544

Location: BLDG 105, RM 214, BIN F, ARCHIVES BOX 48

Description: Financial and other business operations of Superior Bathhouse, 1915-1942, including balance sheets, corporation record book, tax and social security forms, correspondence, and bank documents.

**SUPERIOR BATHHOUSE STOCKHOLDER DOCUMENTS
(MINUTES, PROXIES, ETC. OTHER THAN AUDIT REPORTS)**

Catalog #: HOSP 7760

Location: BLDG 105, RM 214, BIN F, ARCHIVES BOX 11

Description: Inventory of stockholder & account names, Superior Bathhouse Aetna Insurance Company lists of Superior Bathhouse stockholders, accounts, other names; purpose unknown Folded, soiled, yellowed

Catalog #: HOSP 7761

Location: BLDG 105, RM 214, BIN F, ARCHIVES BOX 11

Description: Dividend payments made to Superior Bathhouse stockholders, 1926 White form headed "LIST OF DIVIDEND PAYMENTS MADE TO SHAREHOLDERS WHO RECEIVED \$500 OR MORE EACH ON STOCK OF DOMESTIC AND RESIDENT CORPORATIONS For Calendar year 1926" Original & carbon copy.

Catalog #: HOSP 7762

Location: BLDG 105, RM 214, BIN F, ARCHIVES BOX 11

Description: Letter from Superior Bathhouse stockholders 1916 White letter-size paper with purple type, signed by 21 stockholders, requesting that the current manager be dismissed & replaced with E. L. Howlett (later manager of Quapaw Bathhouse); mimeographed response from Superior Bath House management Soiled along folds; letter stained, response yellowed; edges of both worn & soiled

**LEASES, LICENSES, AND OTHER DOCUMENTS
PERTAINING TO SUPERIOR BATHHOUSE OPERATIONS**

Catalog #: HOSP 2405
Location: BLDG 105, RM 214, BIN A, ART CAB 1/O
Description: Typed sign mounted on white cardboard, in brown wooden frame with glass cover Black caption at top; typed instructions below on Hot Springs National Park stationery Used in Superior Bathhouse Caption reads, "ROUTINE BATHING INSTRUCTIONS"; sheet details time & temp. directions

Catalog #: HOSP 2715
Location: BLDG 105, RM 214, BIN B, ART CAB 2/O, SIGN PORTFOLIO
Description: Black lettering on blue paper Marking: "Arkansas Department of Labor NOTICE to employer and employee"

Catalog #: HOSP 2409
Location: BLDG 105, RM 214, BIN A, ART CAB 1/O
Description: Typed sign in black wooden frame with glass cover Black typed instructions on Hot Springs National Park letterhead stationery Used in Superior Bathhouse Sign gives detailed thermal water bathing instructions, including times & temps.

Catalog #: HOSP 5136
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 8, DR 4
Description: Set of 17 aluminum attendant's tags from original set of 21 tags (four recataloged individually for exhibition). Round flat tokens (most with holes in top) with attendant's number (4) engraved on back, patron's number (1-4, 6, 9-12, 14, 17, 20, 26, 28-29) & attendant's name (PURDIE) engraved on front. Used by Matthew William Purdie, attendant at Rockafellow & Superior Bathhouses 1907-1957, for tallying baths at Superior Bathhouse.

Catalog #: HOSP 7765
Location: BLDG 105, RM 214, BIN F, ARCHIVES BOX 11
Description: Furniture inventory for Superior Bathhouse, 1949 Tan letter-size paper with black type; lists no. of cots in men's & ladies' pack & cooling rooms, men's massage room.

Catalog #: HOSP 13436
Location: BLDG 105, RM 214, SHELF C/1, LEGAL DOCUMENT BOX 2
Description: Tabular data on bathhouse tubs and accessories Legal size onionskin paper, black carbon type (2 carbon copies of original); 1 page Table listing tubs and accessories at the Alhambra, Arlington, Buckstaff, Fordyce, Hale, Lamar, Majestic, Maurice, Methodist Hospital, Moody, Ozark, Pythian, Quapaw, Rockafellow, St. Joseph's, Superior, and Levi Hospital Bathhouses. Headings read, "Concessioners, Number of Tubs Authorized, Number of Tubs Installed, Number of Tubs in Use for Bathing, Number of Tubs In Use for Other Bathing Purposes with Notation as to Use, Number of Tubs for Which Tubbage Fee is Being Charged, Number and Kind of Fixtures other than Tubs for Which Tubbage Fee Is Charged, Sitz Baths, Showers, Vapor Cabinets."

Catalog #: HOSP 14001
Location: BLDG 105, RM 202, INTERACTIVE VIDEO CABINET
Description: Aluminum attendant's tag from original set of 21 tags (four recataloged individually for exhibition). Round flat token with hole near edge. Attendant's number (4) engraved on back, patron's number (5) & attendant's name (PURDIE) engraved on front. Used by Matthew William Purdie, attendant at Rockafellow & Superior Bathhouses 1907-1957, for tallying baths at Superior Bathhouse.

Catalog #: HOSP 14002
Location: BLDG 105, RM 202, INTERACTIVE VIDEO CABINET
Description: Aluminum attendant's tag from original set of 21 tags (four recataloged individually for exhibition). Round flat token with hole near edge. Attendant's number (4) engraved on back, patron's number (18) & attendant's name (PURDIE) engraved on front. Used by Matthew William Purdie, attendant at Rockafellow & Superior Bathhouses 1907-1957, for tallying baths at Superior Bathhouse.

Catalog #: HOSP 14003
Location: BLDG 105, RM 202, INTERACTIVE VIDEO CABINET
Description: Aluminum attendant's tag from original set of 21 tags (four recataloged individually for exhibition). Round flat token with hole near edge. Attendant's number (4) engraved on back, patron's number (23) & attendant's name (PURDIE) engraved on front. Used by Matthew William Purdie, attendant at Rockafellow & Superior Bathhouses 1907-1957, for tallying baths at Superior Bathhouse.

Catalog #: HOSP 14004
Location: BLDG 105, RM 202, INTERACTIVE VIDEO CABINET
Description: Aluminum attendant's tag from original set of 21 tags (four recataloged individually for exhibition). Round flat token with hole near edge. Attendant's number (4) engraved on back, patron's number (30) & attendant's name (PURDIE) engraved on front. Used by Matthew William Purdie, attendant at Rockafellow & Superior Bathhouses 1907-1957, for tallying baths at Superior Bathhouse.

Catalog #: HOSP 15147
Location: BLDG 105, RM 214, SHELF C/1, LEGAL DOCUMENT BOX 3
Description: License to operate Superior Bathhouse White legal-size onion-skin paper, black type; gray back sheet folded 2.2cm over top to form back cover (front corners trimmed at 45 degree angle); the entire document bound with 2 grommets in top center; red silk ribbon threaded through grommets, with ends fastened to front of last page with a serrated, orange Department of Interior seal; 4 pp. + cover. States that the interest of L. C. Young was transferred to Robert Proctor on 09/29/1887 & approved by the DOI on 11/26/1887 and that L. D. Cain sued Proctor, which resulted in an interlocutory decree by which a Master and Receiver was appointed to sell Superior Bathhouse to the highest bidder on 02/18/1890. At this point, the government stepped in to take over and continue running the bathhouse. The suit was dismissed 04/21/1890. At that point this document was drawn up to give permission and license to Robert Proctor to run the bathhouse.

Catalog #: HOSP 15148
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 15
Description: Receipt for transfer of Superior Bathhouse ownership Small size beige letterhead classic-laid bond stationery from Hot Springs Reservation superintendent's office; faint blue lines, black handwriting, letterhead reading "Department of the Interior, HOT SPRINGS RESERVATION, OFFICE OF SUPERINTENDENT"; paper trifolded to form panel on back with identifying information on it. Signed statement from Robert Proctor that he has received the Superior Bathhouse and its appurtenances from Frank M. Thompson, reservation superintendent; he further states that they had been transferred to Thompson on 02/15/1890 by Robert Proctor and L. D. Cain.

Catalog #: HOSP 15349
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16
Description: Handwritten letter Blue-lined white paper, blue ink; to Mildred from Howard & Aldyth Kiesling, requesting she hold their tickets until further notice Figures scribbled on back in blue ink, address (Frank Bolduri) in red ink Yellowed, creased, stained, torn

Catalog #: HOSP 15324
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16
Description: Certificate of examination of bathhouse employee Black & white printed card certifying the named employee to be free of communicable & infectious diseases

Catalog #: HOSP 15325
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16
Description: Certificate of examination of bathhouse employee a) Black & white printed card certifying the named employee to be free of communicable & infectious diseases, b) certificate of health--tuberculosis

Catalog #: HOSP 15326
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16
Description: Certificate of examination of bathhouse employee a) Black & white printed card certifying the named employee to be free of communicable & infectious diseases; b-c) certificate of health--tuberculosis

Catalog #: HOSP 15961
Location: BLDG 105, RM 214, SHELF E/6, PERSONNEL FILE BOX 12
Description: 2 sets of lists of unemployed bathhouse employees, black print or type on white letter-size bond: .1a) Typed list of unemployed masseuses as of October 1977 (originally 7 copies of this list also in file; 6 identical copies discarded) .1b) Copy of .1a) with "WOMEN" (underlined) written in top right corner. .1c) Handwritten (in black ink) list on blue-lined notebook paper with name, address (if available), and position of 8 unemployed female bath attendants as of 7/25/1977 (the first name on the list was crossed out and the list begun again). Line at top of page reads, "List telephoned to Carolyn Coston [Superior Bathhouse Manager] 7-25-77." .2a) Typed list of unemployed masseurs as of October 1977 (originally 7 copies of this list also in file; 5 identical copies discarded). .2b) Copy of .2a) with "MEN" (underlined) written in top right corner; notes have been made in several places.

.2c) Copy of .2a) with note on L. A. Vaught in upper right corner and other notes beside several names. .2d) Handwritten (in black ink) list on blue-lined notebook paper with name, last employer, address (if available), and remarks concerning 8 male bath attendants employed as of 10/04/1977. Line at top of page reads, "List called to Jessie Terry, Majestic B. H., 10-4-77."

Catalog #: HOSP 15976

Location: BLDG 105, RM 214, SHELF E/6, PERSONNEL BOX 12

Description: Lists of bathhouse attendants for 1981 at several hotels and Buckstaff Bathhouse; most typed and on letterhead paper; all submitted by the bathhouse managers. List gives sex, position, and name. .1) 6 Arlington Hotel Bathhouse personnel reports on white copy paper, August through December .2) 6 Buckstaff Bathhouse personnel reports on letterhead stationery, August 1981 through January 1, 1982 .3) 6 DeSoto Hotel Bathhouse personnel reports on letterhead bond, August through December .4) 6 Downtowner Hotel Bathhouse personnel reports on letterhead bond in two sizes, August 1981 through January 1982 .5) 4 Health Services Inc. personnel reports, 1 on letterhead classic-laid bond and others on onionskin copy paper with "COPY" printed across it in red; August through November .6) 6 Lamar Bathhouse personnel reports on two-color letterhead bond, August through December .7) 6 Libbey Memorial Physical Medicine Center personnel reports on blue letterhead bond (dark blue print), August 1981 through January 6, 1982 .8) 6 Majestic Hotel Bathhouse personnel reports on onionskin paper, August 1981 through January 1982 .9) 5 National Baptist Hotel-Bathhouse personnel reports on white letterhead bond with (blue print), August through December .10) 6 Superior Bathhouse personnel reports on white copy paper, July through December .11) Letter-size white copy paper with personal list at all working bathhouses as of 10/03/1980; 2 pp. .12) Two letter-size copy paper letters, each from Hot Springs National Park requesting Jane Crow (PMC) to bring personnel records up to date for specific employees; 2 pp.

Catalog #: HOSP 15977

Location: BLDG 105, RM 214, SHELF E/6, PERSONNEL BOX 12

Description: Original file labeled "BH Personel Report 1982; now arranged by bathhouse in 10 folders. Lists of bathhouse attendants for 1982 at several hotels and Buckstaff Bathhouse; most typed and on letterhead paper; all submitted by the bathhouse managers. List gives sex, position, and name. .1) 12 Arlington Hotel Bathhouse personnel reports on white erasable bond (1 photocopy on white copy paper), January through December .2) 12 Buckstaff Bathhouse personnel reports on letterhead stationery, February through January 3, 1983 .3) 10 DeSoto Hotel Bathhouse personnel reports on letterhead bond, February through January 2, 1983 (March-April 1982 missing) .4) 12 Downtowner Hotel Bathhouse personnel reports on letterhead bond in two sizes, January through December .5) 7 Health Services Inc. personnel reports on letterhead classic-laid bond; February, June, July, August, September, October, November .6) 12 Lamar Bathhouse personnel reports on two-color letterhead bond, January through December (November 1 instead of October; June 1 instead of May) .6.06b) Small note in blue ink on white slip of paper concerning two workers needing x-rays and a third who was leaving her employment. .7) 12 Libbey Memorial Physical Medicine Center personnel reports on blue letterhead bond (dark blue print), February 1982 through January 10, 1983 .8) 12 Majestic Hotel Bathhouse personnel reports on onionskin paper, February

1982 through January 1983 (2 different reports for September; November 30 instead of December) .9) 11 National Baptist Hotel-Bathhouse personnel reports on white letterhead bond with (blue print), February through December .10) 12 Superior Bathhouse personnel reports on white copy paper, January through December

Catalog #: HOSP 15978

Location: BLDG 105, RM 214, SHELF E/6, PERSONNEL BOX 12

Description: Original file labeled "BH Personel Report 1983; now arranged by bathhouse in 9 folders. Lists of bathhouse attendants for 1983 at several hotels and bathhouses; most typed and on letterhead paper; all submitted by the bathhouse managers. List gives sex, position, and name. .1) 12 Arlington Hotel Bathhouse personnel reports on white erasable bond (1 thermal copy), .01b) 1 sheet of note paper with Arlington Hotel logo and address; January through December .2) 12 Buckstaff Bathhouse personnel reports on letterhead stationery, February through January 2, 1984 .3) 11 DeSoto Hotel Bathhouse personnel reports on letterhead bond, February through January 2, 1983 (September 30 in place of October, May 31 in place of June, January missing) .4) 12 Downtowner Hotel Bathhouse personnel reports on letterhead bond in two sizes, January through December (April 30 in place of May, February 1 in place of January) .5) 10 Health Services Inc. personnel reports on letterhead classic-laid bond (May 31 in place of June; January and December missing) .6) 12 Lamar Bathhouse personnel reports on two-color letterhead bond: Feb. 1, Feb. 28, Mar. 31, Apr. 30, May 31, Jul. 1, Jul. 31, Aug. 31, Sep. 30, Nov. 1, Dec. 1, Dec. 31; .7) 12 Libbey Memorial Physical Medicine Center personnel reports, 5 on blue letterhead bond (dark blue print), 7 on thermal copy paper, January 1983 through January 1, 1984 .8) 12 Majestic Hotel Bathhouse personnel reports on onionskin paper, February 1982 through January 1983 (2 different reports for September; November 30 instead of December);.08b) Small notes in blue ink on white slip of paper with additional information on Majestic Hotel Bathhouse employees .9) 11 Superior Bathhouse personnel reports on white copy paper, January through November (August 1 in place of July)

Catalog #: HOSP 17473

Location: BLDG 105, RM 214, BIN F, SH2, TICKET BOX 4

Description: 1 bath tickets detached from book. Light blue ticket with separate boxes reading "INVALID IF DETACHED NOT TRANSFERABLE" "GOOD FOR ONE BATH" "ATTENDANT" "SUPERIOR BATH HOUSE (U.S.) PATRON" "BOOK" "TURN NUMBER" and "COUPON NUMBER" with a final box perpendicular to the others and on the end of the slip reading "GOOD THIS DATE ONLY." Back blank. Block for attendant's name blank; pencil notation gives patron's name. Blue ink notations give book number and coupon number; turn number left blank ; date stamped in blue below "HOUSE" near center of ticket.

HYDROTHERAPY PRESCRIPTIONS USED AT SUPERIOR BATHHOUSE

Catalog #: HOSP 15327
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16
Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Jack Scherer, written by Dr. George J. Fotioo of Hot Springs; includes whirlpool & hot packs

Catalog #: HOSP 15328
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16
Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Jack Scherer, written by Dr. George J. Fotioo of Hot Springs; includes whirlpool & hot packs

Catalog #: HOSP 15329
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16
Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Clyde Edds, written by Dr. George J. Fotioo of Hot Springs; includes whirlpool & hot packs

Catalog #: HOSP 15330
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16
Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Walter Smith, written by Dr. George J. Fotioo of Hot Springs; includes whirlpool & hot packs

Catalog #: HOSP 15331
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16
Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Carl Lee, written by Dr. George J. Fotioo of Hot Springs; includes whirlpool & hot packs

Catalog #: HOSP 15332
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16
Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Durwood Willoughby written by Dr. George J. Fotioo of Hot Springs; includes whirlpool & hot packs

Catalog #: HOSP 15333
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16
Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Isaah Washington written by Dr. George J. Fotioo of Hot Springs; includes whirlpool, hot packs & cold head

Catalog #: HOSP 15334
Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16

Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Walter William written by Dr. George J. Fotioo of Hot Springs; includes whirlpool & hot packs

Catalog #: HOSP 15335

Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16

Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Joseph Gizcone written by Dr. George J. Fotioo of Hot Springs; includes whirlpool & hot packs

Catalog #: HOSP 15336

Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16

Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Lesley P. Gilbert written by Dr. George J. Fotioo of Hot Springs; includes whirlpool & hot packs

Catalog #: HOSP 15337

Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16

Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Anthony Laurie written by Dr. George J. Fotioo of Hot Springs; includes whirlpool & hot packs, mentions history of heart disease.

Catalog #: HOSP 15338

Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16

Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Evan S. Franklin, written by Dr. George J. Fotioo of Hot Springs; includes whirlpool & hot packs

Catalog #: HOSP 15339

Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16

Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Leslie Haire, written by Dr. George J. Fotioo of Hot Springs; includes whirlpool, hot packs, cold towel to head Directed to Superior Bathhouse

Catalog #: HOSP 15340

Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16

Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Conro R. Dixon written by Dr. Allyn R. Power of Hot Springs Directed to Superior Bathhouse Yellowed, particularly on edges, stained

Catalog #: HOSP 15341

Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16

Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Conro R. Dixon written by Dr. Allyn R. Power of Hot Springs

Catalog #: HOSP 15342

Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16

Description: Prescription for hydrotherapy Black & white printed form giving hydrotherapy instructions for Felix Maekiewicz, written by Dr. T. Henry Dembinski of Hot Springs

Catalog #: HOSP 15343

Location: BLDG 105, RM 214, SHELF C/4, LETTER DOCUMENT BOX 16

Description: Prescription for hydrotherapy Black & white photocopied form giving hydrotherapy instructions for Early Rivers, written by Dr. C. R. Parkerson

**SUPERIOR BATHHOUSE ADVERTISING MEDIA
(BROCHURES, PROMOTIONAL GIFTS, SIGNS, ETC.)**

Catalog #: HOSP 1955
Location: BLDG 105, RM 214, BIN B, MUSEUM CAB 2, DR 3
Description: Clear glass cup slightly flared at top and base with loop handle of glass, engraved in front and on bottom. Pale gold patina said to have been acquired from immersion in hot spring water while the purchaser was bathing. Bathhouses sold these to their customers as souvenirs around 1900. This one was sold at the Superior Bathhouse (probably the first one).

Catalog #: HOSP 2401
Location: BLDG 105, RM 214, BIN A, ART CAB 1/N
Description: Cardboard sign in black wooden frame with glass cover Black, blue-green & red lettering on a white background; lettering underlined in brown Used in Superior Bathhouse Sign reads, "AFTER YOUR BATH REGISTER FOR MASSAGE" with pointing finger.

Catalog #: HOSP 2406
Location: BLDG 105, RM 214, BIN B, ART CAB 2/O, SIGN PORTFOLIO
Description: Cardboard sign, tan mat with brown border lines; cream wood frame; glass cover Gold & blue print on ivory background; ornate blue border Used in Superior; sign reads in gold, "MASSAGE"; in blue, "The Finishing Touch To Your HOT SPRINGS BATHS -o- Scientific Swedish Massage and Manipulation -o- REGISTERED OPERATORS."

Catalog #: HOSP 2407
Location: BLDG 105, RM 214, BIN A, ART CAB 1/O
Description: Cardboard sign in green wooden frame Sign wrapped in cellophane; backed with several pieces of cardboard; green lettering underlined in gilt; red pointing finger. Used in Superior Bathhouse. Sign reads, "MASSAGE DEPARTMENT"; "MASSAGES ARE GOOD FOR YOU," "TRY ONE NOW."

Catalog #: HOSP 2411
Location: BLDG 105, RM 214, BIN A, ART CAB 1/O
Description: Printed cardboard sign in black plastic frame with gold border on inside; sign has black lettering & photographic print of a woman in a whirlpool bath with an attendant standing by. Sign reads, "WHIRLPOOL THERMAL BATHS"; boxed caption, "Thermal Waters Regulated by the U.S Government.

Catalog #: HOSP 2413
Location: BLDG 105, RM 214, BIN A, ART CAB 1/O
Description: Printed sign in plastic wooden frame with gold trim; string for hanging Black lettering; black & white photographic print of woman in tub with attendant standing by; black box with caption in lower left corner reads, "Thermal Waters Regulated by the U.S.

Government; sign reads, "Whirlpool THERMAL BATHS." Paper slightly warped, pencil-marked Used in Superior Bathhouse

Catalog #: HOSP 2415

Location: BLDG 105, RM 214, BIN A, ART CAB 1/P

Description: Cardboard sign, tan mat with brown border lines; cream wood frame; glass cover Red & blue lettering on white background Used in Superior; sign reads in red, "MASSAGE"; in blue, "The Finishing Touch To Your HOT SPRINGS BATHS -o- Scientific Swedish Massage and Manipulation -o- REGISTERED OPERATORS." Cardboard badly warped; frame nicked on corners & edges; some mildew under glass

Catalog #: HOSP 2410

Location: BLDG 105, RM 214, BIN A, ART CAB 1/O

Description: Mimeographed sign mounted on ivory cardboard; silver wooden frame, glass cover Ornate frame; black print on letter size white stationery; black caption covered by paper Eyehooks with nylon twine for hanging. Used in Superior Bathhouse. Sign gives detailed routine bathing instructions, including times & temps. Paper warped; paint on frame nicked & scratched; glass & cardboard loose in frame

Catalog #: HOSP 2417

Location: BLDG 105, RM 214, BIN B, ART CAB 2/A

Description: Unframed sign from Superior Bathhouse White cardboard with black enamel painted lettering Gives 4 numbered, detailed instructions to follow in case of fire at top, location of fire extinguishers at bottom

Catalog #: HOSP 2418

Location: BLDG 105, RM 214, BIN A, ART CAB 1/P

Description: Typed sign in black cream wood frame with glass cover Black typed instructions on Hot Springs National Park letterhead stationery Used in Superior Bathhouse Sign gives detailed thermal water bathing instructions, including times & temps. Lower frame corners broken, badly mended with glue & tape; mildew under glass

Catalog #: HOSP 2422

Location: BLDG 105, RM 213, EXHIBIT 11

Description: Cardboard sign, tan mat with brown border lines; cream wood frame; glass cover Tan & blue print on white background Used in Superior; sign reads in tan, "MASSAGE"; in blue, "The Finishing Touch To Your HOT SPRINGS BATHS -o- Scientific Swedish Massage and Manipulation -o- REGISTERED OPERATORS." Mat somewhat warped

Catalog #: HOSP 2427

Location: BLDG 105, RM 214, BIN A, ART CAB 1/P

Description: Cardboard sign in black metal frame with gold trim; glass cover Black lettering; 2nd sign taped over first, probably to reflect change in hours Used in Superior Bathhouse to give bathing hours; sign reads, "BATHING HOURS," "WEEK DAYS 7 AM-

11:20," "1:30 PM-2:20," "HOLIDAYS, " 7 TO 10:30," "SAT. 7 TO 11:20." Older cardboard sign dirty; newer sign shows taping marks; frame scarred

Catalog #: HOSP 2428
Location: BLDG 105, RM 214, BIN A, ART CAB 1/P
Description: Typed sign in black metal frame with silver trim; glass cover Black typed instructions on Hot Springs National Park letterhead stationery Used in Superior Bathhouse Sign gives detailed thermal bathing instructions, including times & temps. Paper slightly warped

Catalog #: HOSP 2429
Location: BLDG 105, RM 214, BIN A, ART CAB 1/P
Description: Concessioner's authorization in black steel frame with silver trim; glass cover Black typed authorization on green paper with NPS arrowhead in left upper corner; border of percentage signs typed in rows. Used in Superior Bathhouse. Sign gives concessioner's responsibilities & authorization Paper slightly warped

Catalog #: HOSP 2430
Location: BLDG 105, RM 214, BIN A, ART CAB 1/P
Description: Typed sign in black metal frame with silver trim; glass cover Black typed instructions on Hot Springs National Park letterhead stationery Used in Superior Bathhouse Sign gives detailed thermal bathing instructions, including times & temps. Paper slightly warped

Catalog #: HOSP 2431
Location: BLDG 105, RM 214, BIN A, ART CAB 1/Q
Description: Printed sign in green wooden frame; glass cover Blue print, blue border; DOI/NPS notice prohibiting discrimination by segregation "on the basis of race, creed, color, ancestry or national origin..." On back, handwritten note reads, "INTEGRATED JULY 24TH 1964 GROUP OF 8." Paper warped Used in Superior Bathhouse

Catalog #: HOSP 2432
Location: BLDG 105, RM 214, BIN A, ART CAB 1/Q
Description: Typed sign in black metal frame with silver trim; glass cover Black typed instructions on Hot Springs National Park letterhead stationery Used in Superior Bathhouse Sign gives detailed thermal bathing instructions, including times & temps. Paper slightly warped

Catalog #: HOSP 2433
Location: BLDG 105, RM 214, BIN B, ART CAB 2/O, SIGN PORTFOLIO
Description: Cardboard sign, not framed Black printed caption above, "BATHING HOURS"; 2nd sign taped below with black stencilled lettering, as follows: "BATHING HOURS," "WEEK DAYS," "7 AM-11:20," "1:30 PM-2:20," "HOLIDAYS," " 7 TO 10:30," "SAT. 7 TO 11:20." Paper dirty; original cardboard yellowed

Catalog #: HOSP 2435
Location: BLDG 105, RM 214, BIN A, ART CAB 1/Q
Description: Massage rate sign in gilded carved wooden frame White background, light blue border, blue & black lettering; rates updated with new sheet glued on. Sign reads, in blue, "MASSAGE RATES"; in black, "18 MASSAGES 116.55," "12 " 78.60," "6 " 39.75," "SINGLE 6.70." Use in Superior B.H.; possibly a Seitz sign. Paper slightly warped, paint scratched HOSP 2435 originally assigned to duck print later assigned HOSP 2799. See note in folder.

Catalog #: HOSP 2436
Location: BLDG 105, RM 214, BIN A, ART CAB 1/Q
Description: Bath rate sign in gilded carved wooden frame White background, light blue border, blue & black lettering; rates updated with new sheet glued on. Sign reads, "BATH RATES," "18 BATHS 91.70," "12 " 61.70," "6 " 31.25," SINGLE 5.30," "WHIRLPOOL BATH 1.50 EXTRA." Paper slightly warped Used in Superior Bathhouse; possibly a Seitz sign.

Catalog #: HOSP 2710
Location: BLDG 105, RM 214, BIN B, ART CAB 2/O, SIGN PORTFOLIO
Description: Red and blue printing on white background - Hole center top for hanging device - small tear. Markings in Spanish and English "Equal Employment Opportunity is the Law" GPO:1978

Catalog #: HOSP 2711
Location: BLDG 105, RM 214, BIN B, ART CAB 2/O, SIGN PORTFOLIO
Description: Red and blue lettering on white background Markings: "Equal opportunity is THE LAW" GPO:1982

Catalog #: HOSP 2712
Location: BLDG 105, RM 202, INTERACTIVE VIDEO CABINET
Description: Sign with blue and black lettering on white background with yellow line border. Markings: "Bath rates including attendant's fee"

Catalog #: HOSP 2713
Location: BLDG 105, RM 214, BIN B, ART CAB 2/A
Description: Sign with blue and black lettering on white background with yellow line border; side edges bare, possibly due to paint pulled off by tape. Markings: "Massage Rates"

Catalog #: HOSP 2719
Location: BLDG 105, RM 214, BIN B, ART CAB 2/O, SIGN PORTFOLIO
Description: Sign with red stenciled letters - done in red ballpoint pen, on white piece of cardboard (back side is grey), has transparent-type tape along sides Markings: "Shoe Shine 75c"

Catalog #: HOSP 2721
Location: BLDG 105, RM 214, SHELF C/2, LETTER DOCUMENT BOX 1

Description: Lot of 12 promotional brochures on Superior Bathhouse Green & white; at top, "Superior Baths"; in white section, green lettering gives bathing hours; green stripe at bottom with "Superior in Service" in dark green script lettering. Inside, rates, services provided; on back, equipment, etc.

Catalog #: HOSP 2724

Location: BLDG 105, RM 214, SHELF B/1, POSTCARD BOX 1

Description: Business card for Superior Bathhouse with color photographic print of bathhouse on front, blank on back

Catalog #: HOSP 3303

Location: BLDG 105, RM 214, BIN B, ART CAB 2/B

Description: Rectangular sign, black with gold lettering "SEE THAT YOUR DRAWER IS LOCKED HOUSE NOT RESPONSIBLE FOR VALUABLES". Narrow black wood frame, wire for hanging attached.

Catalog #: HOSP 3304

Location: BLDG 105, RM 214, BIN B, ART CAB 2/B

Description: Large paper in narrow, black, wooden frame. At top "RULES AND REGULATIONS FOR THE GOVERNMENT OF ALL BATHHOUSES RECEIVING HOT WATER FROM THE HOT SPRINGS NATIONAL PARK.....". Some water marks near edges.

Catalog #: HOSP 6700

Location: BLDG 105, RM 214, SH C/1, OVERSIZE DOCUMENT PORTFOLIO

Description: Business certificate admitting Superior Bathhouse to "HALF CENTURY CLUB" Tan parchment, gilt ornate border, black lettering; from Hot Springs National Park Chamber to Superior Bathhouse; certificate reads in part, "The CHAMBER OF COMMERCE...Extends Greetings and Congratulations to Superior Bath House On its Contribution to the Business Development of the Community during a period of 64 years of Continuous Service..."

Catalog #: HOSP 6943

Location: BLDG 105, RM 214, BIN B, ART CAB 2/G

Description: a) 2-page instructional sheets in b) wooden frame, glass cover Black frame; white typing paper, black mimeographed print; left page entitled "INTRODUCTORY, OR SEDATIVE BATH," right page, "STANDARD BATH." Gives bathing instructions, including times, temperatures for various treatments (tub, sitz baths; packs, douches, etc.)

Catalog #: HOSP 7367

Location: BLDG 105, RM 214, SHELF C/3, LETTER DOCUMENT BOX 9

Description: Lot of 24 promotional brochures on Superior Bathhouse Green & white; at top, "Superior Baths"; in front section, green lettering gives bathing hours, other information; inside, bath rates, services provided; on back, equipment, etc. Section with new bath & massage rates glued over old section inside

Catalog #: HOSP 8626

Location: BLDG 105, RM 214, SHELF B/1, POSTCARD BOX 2

Description: Black & white souvenir card of Hot Springs Superior Bathhouse; telephone poles & trolley tracks in front, exterior stairs to north White border, white caption reading, "SUPERIOR BATH HOUSE, HOT SPRINGS, ARK."

**REPORTS AND ARCHIVAL COLLECTIONS
RELATING TO SUPERIOR BATHHOUSE**

Catalog #: HOSP 8427

Location: BLDG 105, RM 214, SH C/1, OVERSIZE DOCUMENT PORTFOLIO;
PHOTO CABINET, DR 4, SMALL PHOTO BOX

Description: Slides, photographic prints, negatives, floor plans; Superior Bathhouse Color slides, photographic prints, negatives documenting dressing stalls on women's & men's side of Superior Bathhouse; floor plans locating photographic subjects List of photographic documentation in folder with documents Photographs stored on Shelf A/1, Room 214, Bldg 105; negatives stored in negative files

Catalog #: HOSP 13703

Location: BLDG 105, RM 214, SHELF C/5, LETTER DOCUMENT BOX 15B

Description: Interim engineering report; letter-size bond paper bound in dark brown spiral plastic ring binder on left side with solid spine and 19 plastic rings looped through rectangular holes in the entire manuscript. Cover sheet of mylar; front and back covers of light tan card stock. Reports results of on-site testing of Fordyce, Hale, Maurice, Ozark, and Superior Bathhouses to analyze underground moisture problems, determine structural capacities of each building and relate the data to their possible adaptive uses, identify existing conditions as compared with the 1973 Historic Structures Report, and prepare measured drawings and photographs to illustrate problem areas. Abstract, 2 pp.; report, 6 pp.; 16 measured drawings; photographs, 33 pp.; bibliography; 7 appendixes.

Catalog #: HOSP 13704

Location: BLDG 105, RM 214, SHELF C/5, LETTER DOCUMENT BOX 15B

Description: Technical abstract for interim engineering report; letter-size bond paper bound with single staple (removed) in upper right corner. Abstracts phase two, testing on site, for the Investigative Study of 5 bathhouses (Fordyce, Hale, Maurice, Ozark, and Superior); 3 pp.

Appendix M. ARCHITECTURAL MATERIALS CONDITION REPORT

**ARCHITECTURAL MATERIALS CONDITION REPORT
MAURICE, HALE AND SUPERIOR
BATHHOUSE ROW
NATIONAL PARK SERVICE
HOT SPRINGS NATIONAL PARK
HOT SPRINGS, ARKANSAS**

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**SUBMITTED
MARCH 18, 2004**

**DETAILED CONDITION REPORT
MAURICE, HALE AND SUPERIOR
BATHHOUSE ROW
NATIONAL PARK SERVICE
HOT SPRINGS NATIONAL PARK
HOT SPRINGS, ARKANSAS**

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**DETAILED CONDITION REPORT
MAURICE, HALE AND SUPERIOR
MARBLE, CERAMIC TILE AND CAST CONCRETE
HOT SPRINGS NATIONAL PARK, BATHHOUSE ROW**

INTRODUCTION

A detailed evaluation of the marble, ceramic tile and cast concrete of the bathhouses at Hot Springs, Arkansas was performed between February 10 – 12, 2004. The buildings are currently under reconstruction to allow for new concessionaires to utilize the spaces in an appropriate manner. The buildings were inspected in order from south to north, from Lamar, Ozark, Quapaw, Maurice, Hale, to Superior. A series of specific recommendations for detailed treatment, and an opinion of probable cost for treatments were prepared.

METHODOLOGY

A visual inspection was performed over a three-day period. As each building is similarly built, a standardized approach was taken. The assessment was performed looking at the marble and ceramic tile floors, bases, and wainscoting, the marble and cement plaster bath partition walls, and interior decorative plaster elements and exterior concrete decorative elements.

The marble and ceramic tile floors were assessed first, starting at the porches, leading to the lobby and then the bathing spaces. The survey followed the numerical order of the room designation floor plan. To organize the information, a matrix was developed for the floor, base and wainscot material. The original material was examined both qualitatively and quantitatively. The material, its condition, recommendations for treatment, and the number of missing pieces were documented. Secondly, materials such as the marble toilet and bath partition walls, friezes, decorative columns, etc. were examined. Lastly, the exterior cast concrete ornamentation on the parapets and the window boxes were examined.

To better understand the issues creating the surface problems, the causative factors were taken into consideration when making conservation recommendations. No immediate, or life safety, threats were observed at the time of the inspections. However, exterior overhanging elements should take priority in terms of conservation. It is also recommended that any repairs made should be done only if the underlying problems have been addressed.

Preservation and the attractiveness of the structures for re-use were the basis for the conservation recommendations. The goals of preservation should be minimum intervention, retention of historic fabric, documentation, reversibility and appropriateness of treatment for the items under consideration. The uniqueness of an object was also considered during treatment, as it may be irreplaceable.

The assessment took place during Construction Phase A structural stabilization. With the exception of Hale and Superior, all the buildings were undergoing active construction. As a result, some of the interior spaces were obscured. In addition, some spaces were used as storage and others were locked. The assumption, based on the inspected spaces and materials is that the conditions are accurate as most rooms were open for inspection. Work in Hale and Superior was largely completed at the time of inspection and much of the original material had been removed. This report covers Maurice, Hale and Superior.

GUIDELINES

Recommendations for treatment are based on the following documents:

- United States Department of the Interior, National Park Service, "The Secretary of the Interior's Standards for the Treatment of Historic Properties."
- American Institute for Conservation of Historic and Artistic Works (AIC) "Code of Ethics and Guidelines for Practice."

ASSESSMENT REPORT

FLOOR TILES, WALL BASES AND WAINSCOT

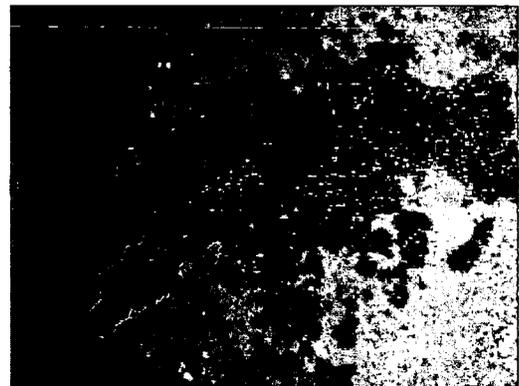
OVERVIEW

The materials of the floor tiles, base tiles and wainscot were assessed and inserted into the matrix. There are three basic conditions of deterioration: missing, cracked and chipped. They are all given equal attention in this matrix in regard to treatment. When replacing materials, it is most often suggested that replacement be in kind. Because some of the floor materials and marble are being disposed of, it is conceivable that these be used as replacement material where their condition is sound. If this is not the case, an effort should be made to find the closest match possible.

When looking at the crack patterns mapped by the authors, a similar pattern is found in all the structures, with north/south and east/west cracks in the floor in similar places. The major points of loss and damage occur along the cracks. The cracks coincide with settlement, which has taken place during the life of the building. This is especially true in the west portion of the building directly over the creek arch. To replace the tiles in the areas where the settlement is active would be counter productive unless the building foundation has been stabilized. Crack monitors could be applied to calculate the amount of movement, though this may not fit into the rehabilitation time frame. The conditions found on site indicate that settlement is likely to continue to occur without further mitigation surrounding the creek arch.

MAURICE

The majority of rooms in Maurice have terrazzo floors and wall bases, which is a marble chip and cement flooring. The main problem associated with the terrazzo floors is cracking. The majority of the terrazzo is in fair to good condition. However, in Room 103 (and any additional rooms after the investigation took place), new concrete pads were installed directly on the flooring for the HVAC system. In these areas there are cracks leading to or originating from the concrete pad. It is recommended that these cracks be repaired. When repairing cracks in terrazzo, the substrate should always be investigated and repaired prior to correcting the cracks. If the substrate is not repaired, the new terrazzo may crack.



Terrazzo Floor



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.

