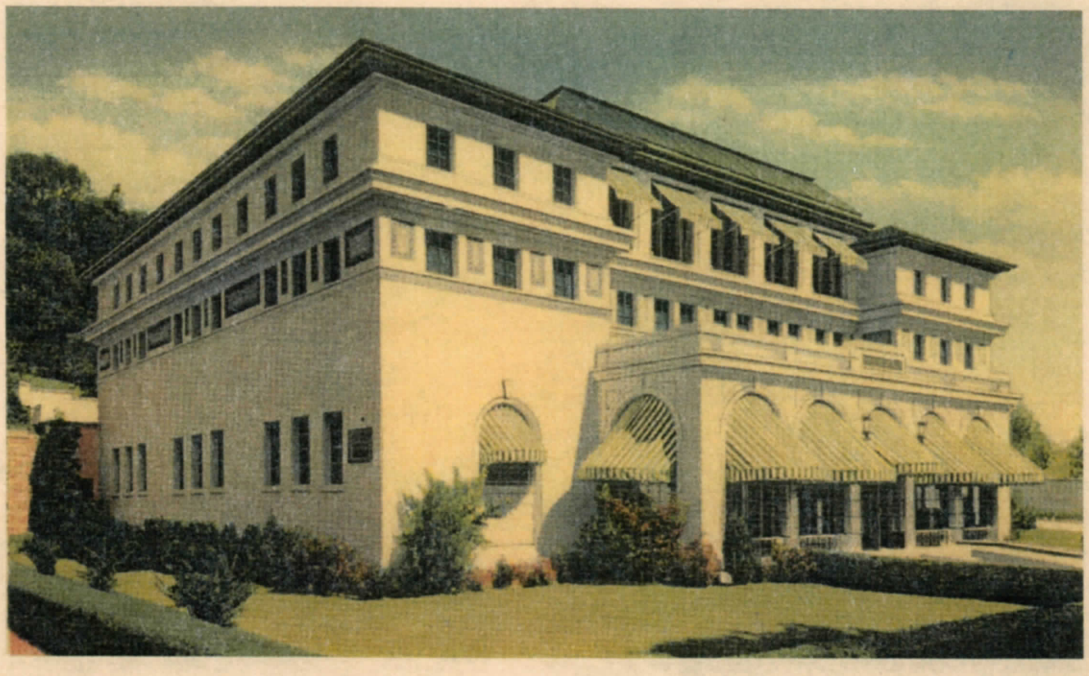
# Maurice Bathhouse

Historic Structure Report



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# HOT SPRINGS

**National Park • Arkansas**

# Maurice Bathhouse

## Historic Structure Report

*prepared for the*
National Park Service

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# HOT SPRINGS

**National Park • Arkansas**

United States Department of the Interior

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# EXECUTIVE SUMMARY

This Historic Structure Report on the Maurice 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 1911-1947, 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 4, 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 Maurice Bathhouse structure was completed in 1911, on the site of the previous Maurice Bath House, after the Department of the Interior required all bathhouses on Bathhouse Row to be upgraded. Architect George Gleim, Jr. designed the bathhouse, which showed the influence of both Renaissance Revival and Mediterranean styles. Improvements made in 1915 were designed by George R. Mann and Eugene J. Stern and reinforced the Renaissance Revival style. The Maurice operated until 1974 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 Maurice'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. Ongoing disruption of historic materials, however, has made the current condition of the building 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 Maurice 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 Maurice include the sun porch, the lobby, first floor Women's Bath Hall, Men's Pack Room, Men's Bath Hall; second floor Billiard Room; and the third floor Roycroft Room. Any restoration will also be based upon materials that existed during the period of significance.

# ADMINISTRATIVE DATA

## A. Names, Numbers and Locational Data

The Maurice Bathhouse is located on Bathhouse Row in Hot Springs National Park, Hot Springs, Arkansas. The structure is the third bathhouse from the north end of Bathhouse Row and faces west toward Central Avenue. The numbers assigned to this Classified Structure are LCS No. 00712 and HOSP Building #HB-106. The Maurice is three stories in height, generally square in plan, and contains 79 rooms and nearly 30,000 square feet. The building, designed in an eclectic combination of Renaissance Revival and Mediterranean styles, has brick and concrete load bearing walls finished with stucco. The façade is symmetrical with a five bay enclosed sun porch set back between the north and south end wings. The roof is predominantly flat with a large hip roofed skylight centrally located on the south elevation. The Maurice 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 constructed in 1911, replacing the earlier Maurice Bath House. It closed to the public in 1974.

## B. Proposed Treatment Including Source Document

The Maurice 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 as a modern health spa. This plan was unsuccessful, and the building is unoccupied and again waiting for a lessee.

The Maurice has the most remaining historic fabric of the six vacant bathhouses. Work completed on the building from 1994 to 2004 has primarily focused on exterior renovation (rebuilding the roof and skylights, window and door rehabilitation), interior climate (ventilation), and removal of interior appointments (tubs, showers, etc.). The proposed treatment for the Maurice 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: 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 4, 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 Maurice 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 around1890. This was immediately followed in 1871 by the opening of the Grand Central Hotel. Also in 1891, a street railway was built through town and horse drawn coaches were also available to serve travelers going to and from the baths. A dramatically improved and enlarged Rector House and bathhouse appears in historic stereographs from the early 1870s, and others quickly followed. Between 1870 and 1874, the Rector House and bathhouse, the Hot Springs Hotel, and the grand Central Hotel and bathhouse were built. These were well patronized despite the difficulties of traveling to the area. According to Morrison's Handbook of the Hot Springs of Arkansas published by J. M. Morrison in 1875, Bathhouse Row at this time included five bathhouses: the Rector; the Staat's near the current site of the Fordyce; the Weir and George on the current site of the present Ozark building; and the Hamilton probably on the current site of the Lamar Bathhouse.[24] This same year Charles Leland of New York had a building constructed over the Mud Hole (the largest Ral pool), for the use of indigent bathers. Earlier, he had excavated the pool, building a rough shelter to use in treating his own health problem. When he improved and returned to New York, he left the building for the indigent. This later became the site of the first Government Free Bathhouse. Most of the 1875 bathhouses were not yet of the same caliber as the hotels. They were rough timber board-and-batten style shotgun houses, almost all unpainted. The Arlington Hotel, erected in 1875, provided more luxurious bathing services and accommodations for the visitor. The two-story Rector Bathhouse, which was larger than the other bathhouses and with a painted exterior, was incorporated into the Arlington Hotel. It was connected by stairs running to the Arsenic Springs pavilion on the Arlington's south end.

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

Joseph Reynolds first came to Hot Springs in 1874, forced to take a hack over the rocky roads from Malvern. Classified as a minor robber baron, he decided to construct a rail line between Malvern and Hot Springs using his personal funds. He built a narrow-gauge railroad line between the two towns in 1875, and it was know as the Diamond Jo line. The advent of rail connections with Hot Springs accelerated the economic expansion that had already begun in Hot Springs and allowed the population to grow from 3,554 to 8,096 between 1880 and 1890.[26] The Arlington became the area's first world-class hotel[27] and took lodging to a much

higher degree of comfort and elegance than had been available before in Hot Springs.

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

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

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

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

The early 1880s saw the continuation of construction with numerous buildings rising along the creek. (See Photo 1A-2) Changes continued to be made in the area covered by the reservation and regulations were put in place to control development. An Act of Congress on June 16, 1880 reserved portions of the mountainous district adjacent to the reservation from sale, dedicating it to public use as a park. The reservation was now named the Permanent Reserve and was comprised of only 911 acres of the original land. Another 700 acres were awarded to existing businesses and residents, 348 were set aside for streets and alleys, and 570 were platted for town lots to be sold at public auction.[33] A number of novaculite quarries continued to operate adjacent to reservation land and provided material to produce quality whetstones. Once the change in acreage brought the reservation to 264.93 acres, no further sites were taken away until a boundary adjustment was made in 1993. Numerous additions, however, were made over the years, which periodically increased the total number of acres included in the reservation. These increases included: the mountains around the springs, 1880; Whittington Park, c. 1896; the new Government Free Bathhouse site, 1919; Gulpha Gorge campground, 1924; part of Indian Mountain, 1935; and areas contiguous to the reservation mountains, 1938.

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

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

> The creek is now the common depository of all offal and refuse of every description whatever that is thrown out upon its banks. The waste from the baths, the contents of water-closets, privies, and cesspools all eventually find their way into its bed. I am told that during the summer months the odors that assail the nostril while in its vicinity are anything but pleasant. . . .
>
> The remedy for this is, I think, in general terms, to wall up the banks of the creek with a good substantial vertical wall of cut stone laid in cement, suitably shape the bottom, cover over with an arch or perhaps a series of iron girders which would support a roadway, thus making so much more street space available. Behind each wall I would lay an earthen sewer-pipe of perhaps ten or twelve inches in diameter. Into these should be conveyed all the waste water from the houses, such as comes from the baths, water-closets, kitchens, pantrys, & c. The surface water should be conducted directly into the creek. Everything in the way of refuse, offal, or sewerage should be strictly forbidden being deposited there, at least in any portion where it would be liable to give

offense. In this way the creek could be restored to its primitive purity. . . . [34]

The first project design was submitted in 1883 by Capt. Handbury, and called for parallel granite side walls spanned with wrought iron beams filled in with brick. In August 1883, Supt. Samuel Hamblen amended this design by specifying masonry walls and an arch of range rubble-work laid in cement, with single block skewbacks to be used at the springs. Stone from the mountainside above the creek was to be used rather than granite.[35] The arch ran from Whittington to Malvern Avenues, spanning 3,500 feet, and Valley Street, which ran next to the creek, was covered when fill was placed over the arch. At the time the arch was completed, Bathhouse Row was comprised of the following rent-paying establishments running from north to south: Little Rockafellow, Big Iron Bathhouse, Old Hale Bathhouse, Independent Bathhouse, Palace Bathhouse, Ozark Bathhouse, and Rammelsburg Bathhouse. Two years later a sewer line was laid along the creek arch, completing the improvements in sanitation. By 1892, the area in front of the bathhouses was planted with a grass and clover lawn and nearly 300 small trees. Poplars lined the gravel path between the lawns and Central Avenue. A number of new bathhouses had been built to serve an increasing clientele drawn by a popular social circuit as well as the bathing facilities.

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

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

### FEDERAL IMPROVEMENT OF THE RESERVATION

In April of 1892 Secretary of the Interior, John W. Noble obtained funding to improve the Reservation, and a massive beautification project was undertaken. Noble selected a young army engineer, Lt. Robert R. Stevens, to supervise the project and outlined his requirements for the improvements. The main thrust was to improve the character of the "National Health Resort," heightening the beauty of the mountainside scenery by placing a decorative park in the foreground. Bathhouse Row was to be transformed into a formal landscape containing

walks, drinking fountains, rest spots, shrubbery, and so on. The surface network of pipes was to be removed and wooden cooling tanks replaced by more decorative ones. The foreground area above the bathhouses was to become a natural park, again with walks and rest spots, and winding roads and walks of gentle grade for invalids were to lead to the mountain summit.

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

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

### GOLDEN AGE OF THE SPA

Even with the magnitude of the improvements made at the end of the 19th century, climate and increased use took their toll on the bathhouses. Steam and minerals from the hot springs caused wood and plaster to deteriorate, and pipes and mechanical features became encrusted. Medical science was developing an understanding of the bacterial theory of illness, and Americans expected the government to provide clean and safe bathing facilities. Even with ever-increasing numbers of visitors and deteriorating building conditions, the bathhouse owners did not take it upon themselves to do more than superficial repairs. This was partially because bathhouses within the reservation were constructed and upgraded with private funds, operating as concession operations. The government provided only the leased use of land and the provision of thermal water for bathing purposes. For bathhouses constructed outside the reservation, the government's role was limited to water sales. Water-use fees were based upon the number of tubs within the respective bathhouse. In 1915, for example, twenty-five bathhouse water-use leases were in force, eleven of which were within the 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 immemorium, resorted to [the hot springs] on account of their medicinal virtues. The ground around them is called by the aborigines, the land of peace. Hostile tribes, while there, remain at harmony with each other."[51] A plaque on the Fordyce Bathhouse perpetuated this idea stating: "THE FIRST WHITE SETTLERS REPORTED THAT THE INDIAN TRIBES LAID ASIDE ALL FEUDS WHEN THEY ARRIVED HERE AND CALLED THIS PLACE THE VALLEY OF PEACE." Neutral ground may have been a reality at some locations in the U.S., but there are no facts to substantiate this at Hot Springs. By the time the first Euro-American settlers were arriving in the vicinity of Hot Springs, Native American tribes were being forced to migrate westward. For this reason, members of different tribes were occasionally seen visiting Hot Springs simultaneously. None were in a position to be territorial, and their lack of animosity toward other tribes may have furthered the myth.

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

themes may have been presented by Maurice in his various advertisements.

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

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

> Your dad's in a hospital but not sick --- to keep from getting sick. They are taking me over the hurdles though.
>
> Kiss Mama and you can write me at Army & Navy Hospital Hot Springs.[55]

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

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

### THE DECLINE

Following the 1947 peak in visitors, a steady decline began. Contributing factors were medical advances in a variety of treatments and particularly the advent of antibiotics, which sharply cut the number of visitors seeking help for venereal disease at the Free Bathhouse. By 1957, the Free Bathhouse was converted to a physical medicine facility, and indigent bathers were referred to the other bathhouses where their fees were paid by the government. In addition, the economics of this labor-intensive industry began to force the bathhouses to close. The Fordyce closed in 1962, and the Maurice closed in 1974. Beginning in 1974, the next eleven years saw the closure of the Superior, Hale, Ozark, Quapaw, and Lamar bathhouses. By 1984, the total number of baths given in Hot Springs was 167,910. 44,130 of which were administered by the remaining two bathhouses on Bathhouse Row. In 1985, only

the Buckstaff remained in operation as a traditional bathhouse. Four hotels outside the park boundaries – Arlington, Majestic, Downtowner, and Hilton – as well as the Leo N. Levi Hospital had bathing facilities that continued to be used and drew water from the hot springs.

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

## INTRODUCTION

The following sections describing the Business History and the Architectural History of the Maurice 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.

## BUSINESS HISTORY

The present Maurice Bathhouse is the second bathing facility to occupy Site No. 8 on Bathhouse Row in Hot Springs, Arkansas. The Maurice family moved to Hot Springs in 1875 following several visits to the spa city for health reasons. Capt. Charles E. Maurice was raised in Richmond, Virginia, and had moved to St. Louis in 1855 where he enjoyed great success in the burgeoning railroad industry. His son, William G. "Billy" Maurice was born in Richmond in 1859 and educated at Notre Dame University.[1]

The elder Maurice was one of the original lessees at Hot Springs following the 1877 Act of Congress that established the city as a permanent reservation. He was associated with Col. S.W. Fordyce and George G. Latta in several early bathhouse ventures and in 1892 leased Site No. 8, which had previously accommodated the Independent Bathhouse. After largely rebuilding the bathhouse, Captain Maurice and fellow lessee Charles Convers opened the first Maurice Bathhouse. According to notes in the Park Superintendent's files, the Maurice, a two-story frame structure, was "an excellent bath house, under good management, and fulfilling a good position as a medium-priced bathing establishment."[2]

Billy Maurice established Hot Springs as his permanent residence in 1890 after a short but fascinating career in the theatrical world. In addition to his experience in minstrel shows, Maurice was one of the original cast that produced the light opera "Mikado." At the time of his death it was said of Maurice:

> It was doubtful if in all its years Hot Springs had produced one single citizen whose acquaintance was more extensive throughout the nation than Mr. Maurice. Because of his early affiliation with them and his continued interest in their welfare, the thousands in the great show world who came to Hot Springs made the Maurice Baths their headquarters.[3]

Further evidence of his wide-ranging friendships is found in an article describing Hot Springs after the turn-of-the-century.

> During this era 1900-1913, Hot Springs was visited by many notables.... The Hot Springs Opera House brought many famous stage stars to Hot Springs, both to perform, and for vacations. Lillian Russell, John Drew, Billie Burke, Sarah Bernhardt, David Warfield and scores of others are known to have performed at Hot Springs.... Many of these Broadway personalities came to Hot Springs through the influence of Frank Head, Manager of the Hot Springs Opera House, and Billy Maurice, of Maurice

> Baths, who also owned a bath house at Saratoga Springs, New York. Maurice also brought boxing champ Jim Corbett to Hot Springs in 1903, followed by many other sport figures of the day.[4]

Historian Fay Hempstead said of Billy Maurice:

> As a banker, capitalist, and man of affairs he is one of the leading citizens of Hot Springs, and he has been a potent factor in the development of its magnificent resources as a water place and health resort.[5]

In addition to his success as the President of the Maurice Bath Company, Billy Maurice served, at various points in his life, as Vice-president of Arkansas Trust Company (which owned the Red Springs and Bathhouse at Sarasota, New York), President of the De Soto Mineral Springs Company, and President of the Manitou Bathhouse Company at Manitou, Colorado. The buildings constructed by three of these four companies during Maurice's tenure as President are currently listed in the National Register of Historic Places – a tribute to his close involvement in their design and construction.[6]

In 1895 Billy Maurice was assigned a one-third interest in the Maurice Bathhouse, which was owned and operated by his father and Charles Convers. This enterprise enjoyed "phenomenal patronage" due in large part to the personal management of the owners.[7] The elder Maurice died in September 1904 and control of the Company passed to his son. Likewise, Conver's interests were willed to his wife, Lelia, and in 1910 they announced their intention to demolish the present bathhouse and construct a new facility. According to a prospectus issued by Mr. Maurice:

> The United States Government has decided to make of Hot Springs an international resort, and with this idea in view, will send representatives of the Interior Department to visit all resorts in Europe, and upon their return, will endeavor to make Hot Springs the greatest of them all....
>
> With this idea in view, I have decided to incorporate a company to be known as "The Maurice Bath Company," to operate a bath house to be known as "The Maurice Baths," with a capital stock of $100,000 – 1000 shares of $100 each. I will take of this amount 300 shares for the lease and goodwill of the name, and will sell $70,000 or 700 for the purpose of erecting one of the most complete bath houses in the world. Of the 700 shares to be sold, I will buy at par 100 additional shares, $10,000, making my holdings 400 shares in all. I will, if agreeable to the stockholders, act as manager of the house, and will give my personal attention to the business at a salary which may be determined by the stockholders later on.[8]

The Articles of Incorporation were filed in September 1910 and in October a twenty-year lease was executed with the United States Government. The lease was to take effect January 1, 1912, upon completion of the new bathhouse. An April 24, 1911 list of stockholders shows William G. Maurice as the largest stockholder with 325 shares followed by Lelia Convers with 100 and Thomas Cockburn with 110. The remainder of the shares was owned in small blocks.[9]

A report of the Building Committee issued on January 5, 1912, announced the completion of the new Maurice Bathhouse.[10] The report indicates a deficit of $20,000, which had been covered by temporary loans until the Committee could ask for another assessment on the stock.

> We regret exceedingly the necessity of asking for this second assessment, but we assure you that we had no alternative. In fact, we made a great many changes and alterations in order to hold down the price of construction, However we did not deem it wise or expedient to make any changes that might interfere with the earning capacity of the House. The idea of a Revenue Producer was ever before our minds, and our Committee has worked hard, and faithfully, and we have labored under many difficulties in order to get the Building constructed economically, and at the same time to leave nothing undone that would mar the attractiveness or interfere with the comfort of the Patrons of the greatest Bathing Plant in the world – a Plant born and conceived in the mind of THE WORLD'S GREATEST BATHING MASTER, Mr. William G. Maurice, whose brain was the real Architect of our grand enterprise and to whom all praise is due.[11]

The total cost to build and equip the new bathhouse as shown on the detailed statement that accompanied the Committee's Report was $150,000. The Maurice Bathhouse opened on January 1, 1912, with a capacity of thirty tubs.

The Maurice enjoyed great success during its early years of operation. Significant physical improvements were undertaken in both 1915 and 1921 – a response, in part, to increased competition from newly constructed bathhouses such as the Fordyce and Quapaw. To finance these undertakings an additional 500 shares of stock were issued in the Bath Company. By 1922 Charles O. Smith of Chicago, Illinois had joined Maurice, Convers and Cockburn as the largest stockholders.[12]

By the early 1920s, Billy Maurice had gained national recognition as a leading expert on the design and operation of bathing facilities. "Western capitalists summoned him to Colorado Springs" to direct the organization and construction of the Manitou Springs Bathhouse and Company.[13] He turned the daily responsibilities of manager of the Maurice Bathhouse over to M.T. Relyea who would continue an association with the bathhouse until the 1950s. After the death of Billy Maurice in 1927, his widow, Eugenia, sold all of the Maurice family stock to Relyea for the sum of $24,000, thus ending a fifty-year sphere of influence that the Maurice family had on the Hot Springs bathing industry.[14]

In early 1931, the Bathhouse Board of Directors accepted the contract for renewal of the twenty-year lease, which would run from January 1932 to January 1952. The National Park Service specified several mandatory improvements prior to renewal and those were accomplished by October 1931 at an expense of approximately $5000.[15]

Although the economic wisdom of undertaking such a project at this time was questionable, Manager M.T. Relyea proved visionary in a radical proposal on July 18, 1931 to construct an exercise pool. He stated:

> ... in order to create in Hot Springs National Park increased interest in the treatment of arthritis, infantile paralysis; I would like to construct in the basement of the Maurice Bath House a concrete pool where these cases can be given exercise under water along lines of the treatment given at Warm Springs, Georgia.
>
> It is my intention to provide the facilities for the treatment of the above mentioned ailments in that exercising machines will be available in a pool where it will be possible to get a patient submerged to a depth of 4 feet.
>
> I have talked this matter over with some of our heading physicians here, and they believe wonderful results may be obtained if they can get a patient under water and take the exercises in an upright position.[16]

The Maurice Pool opened late in 1931. The charge for use of the pool was $1.25 with an additional fee of $1.00 charged for the physiotherapist's supervision.[17] This early hydrotherapy facility provided the Maurice Bathhouse with a unique and profitable attraction until 1958 when the Libbey Physical Medicine Center opened.

Despite the tremendous success it enjoyed during the 1920s, the Maurice Bathhouse was not immune to the depressed economy of the 1930s. In 1933, Manager Relyea requested permission to discontinue use of six tubs on the men's side.[18] By late 1936 he asked the NPS to reinstate the use of three of those tubs based on a modest increase in the demand for services, as well as the assumption that the closing of the Imperial Bathhouse would trigger an increase in bathers for each remaining facility.[19]

The prosperity of the late 1930s continued during and after World War II. According to a statement submitted to the park superintendent for the month ending January 31, 1947, a total of 5947 baths were given at the Maurice while 2378 massages were administered and the pool accommodated 679 bathers. Total receipts for the month were $14,567.15.[20]

The Maurice Stockholders' application for renewal of the government lease in 1951 was countered with a rather lengthy list of conditions and repairs sought by the National Park Service. One of those conditions – the tiling of the pool – was adamantly rejected by President and Manager Relyea, who cited a tentative cost of $25,000 for such a project. He also reminded Superintendent Donald Libbey of the Company's intention to close the pool if a new physiotherapy facility, jointly owned by existing concessioners, were constructed.[21]

Relyea notified the park superintendent on June 30, 1952 of his impending retirement. His thirty-year association with the Maurice Bathhouse was acknowledged by Superintendent Libbey in a responding communication:

> It is with a deep sense of regret that we receive the information that you are leaving the Maurice Bath Company as President and Manager. Your progressive approach to many problems has been appreciated, specifically, you have pioneered the under water therapy development at the Maurice Pool and it is my opinion that further use of hot water along such lines is the preferable practice here at Hot Springs.[22]

Following Relyea's departure, the Maurice Bathhouse Company selected Floyd Housley to serve as President of the Company and Bert Gardner, Manager. Within several months Floyd Thompson, who also served as vice president, replaced Gardner.

Management of the Maurice Bathhouse passed in 1956 to Van Smith, who would continue to play a dominant role in the Company until its demise in 1974. Mr. Smith pursued innovative ideas and methods in an attempt to reverse the steady decline experienced since the 1950s.[23] He sought and received permission from the NPS to institute, on a trial basis, a parking service for his patrons.[24] The termination of passenger rail service and an increase in the number of customers arriving in private automobiles emphasized one of the most critical liabilities of Bathhouse Row at this time – the lack of convenient parking accommodations. However, permission to extend the shuttle service beyond the trial period was denied by Acting Superintendent Albert D. Rose, in part due to the protests of competing concessioners.[25]

By 1963 Smith, his wife, sons and daughter had gained control of a majority of the Maurice Bathhouse Company stock.[26] The Company requested permission in 1967 to discontinue the use of eight tubs on the men's side based on a sharp decline in the number of baths given annually, as seen below:

1963 - 31,060
1964 - 25,338
1965 - 21,933
1966 - 19,212 [27]

Van Smith was active during this time with a group of concessioners, who explored the possibility of merging their interests in order to improve services and make their operations financially feasible. He reiterated the necessity of this course of action in a letter to United States Representative Wilbur Mills:

> It is my feeling that the Bathing Industry as it is now operated is dying a painful death. Individual bathhouses are going to have to change their patterns of service if they are to survive.
>
> My stockholders stand ready to completely reorganize our functions and qualify under the law as a Rehabilitation Center. I have been informed as to all of the various steps I must take but the outstanding question in my mind is who do I turn to for negotiation of contracts so that we may pursue this course of change.
>
> I am sure the local superintendent of the National Park Service would not be in a position to permit such changes. I am not sure if this is a permissive problem – or one requiring entirely new legislation.[28]

The legal uncertainties surrounding a merger of interests stem from a section of the 1891 Act, which said:

> It shall be expressly provided in all leases and grants of privileges for hot water that the bathhouse for which provision is made shall not be owned or controlled by any

persons, company, or corporation which may be the owner of or interested in any other bathhouse on or near Hot Springs National Park.... [29]

Evidently the frustration of working through the sometimes unyielding federal bureaucracy contributed to Van Smith's decision to sell his stock in the Maurice and retire from active management. The Smith family shares were transferred to Ren Caldwell and family in mid-1968 and Mr. Caldwell assumed management responsibilities.[30] The Caldwell association with the Maurice Bathhouse was short-lived, and on September 1, 1970, Van Smith reassumed management of the Bathhouse as well as control of the majority of the company stock.[31]

The Hot Springs bathing industry continued to decline during the early 1970s as evidenced by the following annual figures for the Maurice bathhouse:

1970 - 14,285 baths given
1971 - 13,854
1972 - 12,977
1973 - 11,720 [32]

These numbers, in addition to the difficulty in obtaining experienced staff were determining factors in manager Smith's final decision to cease all operations and decline to renew a concessioner contract at the close of 1974. NPS officials responded:

> The Maurice Bath Company has shown a net operating loss for the past several years. Because of the general decline in the bathing industry at Hot Springs, the Service is now looking into other uses for some of the bathhouses on the row.
>
> Current planning contemplates the conversion of the Maurice Bathhouse to a visitors' center facility to be operated by the Service. Based upon these considerations we have considered it would be in the best interest of the Service and the public to discontinue contractual authority for the Maurice Bathhouse operation and to initiate steps to acquire the possessory interest of the concessioner.[33]

Consequently, the NPS paid Van Smith $5,688.50, which was the 1974 depreciated book value of the Maurice Bathhouse.[34] Smith was allowed to sell or remove furnishings and personal property. On November 1, 1976, the National Park Service took possession of the Maurice Bathhouse.

**BUSINESS HISTORY END NOTES:**

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[2] Mary Hudgins, notes from "Superintendent's Report," 1893, Mary Hudgins Collection, Leases (Old Bathhouses) File – Maurice Bathhouse, University of Arkansas-Fayetteville Special Collections.

[3] William Gilbert Maurice obituary, *The Sentinel-Record*, 26 July 1927, p. 6, col. 3-7.

[4] Mark Palmer, "The Life and Times of Sam Watt," Garland County Historical Society Record.

[5] Hempstead, *Historical Review of Arkansas*, p. 1186.

[6] The buildings listed on the National Register are: Maurice Bathhouse, listed as an element of the Hot Springs Bathhouse Row Historic District, 11/13/74; the De Soto Mineral Springs Building (also know as Mountain Valley Water Building), listed as a contributing member of the Hot Springs Central Avenue Historic District, 6/25/85; Manitou Bathhouse, Manitou Springs, Colorado, October 1976(?).

[7] Mary Hudgins, notes from "Superintendent's Report," 1902, Mary Hudgins Collection. Leases (Old Bathhouses) File – Maurice Bathhouse, University of Arkansas-Fayetteville Special Collections.

[8] William G. Maurice, "MAURICE BATH COMPANY CAPITAL," no date, NPS Bathhouse Company Collection, University of Arkansas-Fayetteville Special Collections.

[9] William T.S. Curtis to the Secretary of the Interior, April 27, 1911, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[10] The Report is actually dated January 5, 1911, but this must have been a clerical/typographical error since construction of the building did not begin until May 1911.

[11] William Maurice et al., "Report of Building Committee," January 5, 1911, NPS Bathhouse Company Collection, University of Arkansas-Fayetteville Special Collections.

[12] Maurice Bathhouse Company Stockholders List, April 1, 1922, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[13] William Gilbert Maurice obituary, *The Sentinel-Record*, 26 July 1927, p. 6, col. 3-7.

[14] "Agreement," December 21, 1928, NPS Bathhouse Company Collection, University of Arkansas-Fayetteville Special Collections.

[15] M.T. Relyea to Dr. George L. Collins, Superintendent, Hot Springs National Park, April 24, 1931, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[16] M.T. Relyea to Dr. George L. Collins, July 20 1931, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[17] George L. Collins to Director, NPS, October 7, 1931, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[18] D.S. Libbey, Superintendent, Hot Springs National Park to Director, NPS, November 11, 1936, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[19] Ibid.

[20] Manager, Maurice Bathhouse to Superintendent, Hot Springs National Park, "Statement of Business," February 4, 1947, NPS Bathhouse Company Collection, University of Arkansas-Fayetteville Special Collections.

[21] M.T. Relyea to D.S. Libbey, May 19, 1951, p. 2, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files. The facility referred to was the Libbey Physical Medicine Center, which opened January 15, 1958.

[22] D.S. Libbey to M.T. Relyea, July 1, 1952, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[23] Another indication of the bathing industry's failing health was the closing of the Government Free Bathhouse in 1957. (D.S. Libbey to Manager, Maurice Bathhouse, March 22, 1957, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.)

[24] D.S. Libbey to Van Smith, Manager, Maurice Bathhouse, July 6, 1959, NPS Bathhouse Company Collection, University of Arkansas-Fayetteville Special Collections.

[25] Albert D. Rose to Van Smith, October 15, 1959, NPS Bathhouse Company Collection, University of Arkansas-Fayetteville Special Collections.

[26] Courtland T. Reid, Acting Superintendent to Southeast Regional Director, NPS, September 23, 1963, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[27] B.T. Campbell, Superintendent, Hot Springs National Park to Southeast Regional Director, NPS, June 16, 1967, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[28] Van Smith to Wilbur Mills, February 9, 1968, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[29] March 3, 1891 Act of Congress, cited by Bernard R. Meyer, Associate Solicitor, Parks and Recreation, Department of the Interior to Director, NPS, August 31, 1967, NPS Bathhouse Company Collection, University of Arkansas-Fayetteville Special Collections.

[30] Bernard T. Campbell to Southeast Regional Director, NPS, June 21, 1968, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[31] Van Smith to Superintendent, Hot Springs National Park, September 3, 1970, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[32] Bernard Goodman, Superintendent, Hot Springs National Park to Southwest Regional Director, NPS, May 22, 1974, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[33] Acting Associate Regional Director, SWR to Associate Director, Park System Management, WASO, November 8, 1974, p. 1-2, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[34] Southwest Regional Director, NPS to Van Smith, October 4, 1976, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

## ARCHITECTURAL HISTORY

Situated on Bathhouse Row Site No. 8, the present Maurice Bathhouse was built in 1911, replacing a frame bathhouse of the same name that dated from the late nineteenth century.[1] Unlike the lessees of some other bathhouses, who had to be cajoled and/or threatened into replacing outmoded frame buildings, William G. "Billy" Maurice – principal owner of the Maurice – promptly moved forward with construction of a new bathhouse when the Department of the Interior began urging the "modernization" of Bathhouse Row. Maurice, in fact, announced his intention to build a new bathhouse more than six years before his lease on the old Maurice Bathhouse was scheduled to expire at the end of 1916.[2]

Maurice may have been so cooperative simply because business at his establishment was booming, and he thought patronage would be even higher with a larger and better-equipped facility. In a prospectus issued to recruit investors for the new bathhouse, Maurice stated:

> The past season has been the largest in the history of this resort, and during the months of January, February and March we lost fully one third of our patronage on account of our limited capacity and accommodations.[3]

Maurice also reported:

> The plans for the building are under way in the hands of Mr. Geo. Gleim of New York City. Mr. Gleim spent four weeks here a short time ago studying the situation and getting my ideas in shape. The proposed house will be constructed of re-enforced [sic] concrete, steel, marble and glass, with every appliance and equipment to pass the most rigid requirements of the Interior Department as to sanitation, ventilation, etc., and will practically last forever.
>
> I propose to demolish the present plant May 1st, 1911 and open the new "Maurice" Jan. 1st, 1912.[4]

In the fall of 1910, the Maurice Bath Company was incorporated to finance construction of the new bathhouse. In March of the following year, the company entered into a contract with Hugh McLennan & Co. for construction of "a certain three story and basement bath house building ... in accordance with the plans and specifications of Geo. Gleim, Jr. Architect...." The contract stated that work on the new bathhouse would be "completed on or before Dec. 1, 1911, provided the site is turned over to the contractors on or before May 1, 1911...."[5] Work on the new Maurice apparently started just slightly behind schedule, as demolition of the old bathhouse was underway – but not completed – by the first of May 1911.[6]

The original estimate for construction of the new Maurice Bathhouse was "$161,000.00 for the house and about $36,000.00 for the plumbing, ventilating, etc...." Although the new bathhouse was designed to cater to the carriage trade, Billy Maurice was not willing to spend quite so much money. Consequently, some modifications were made to the original plans, resulting in savings of $15,000 to $20,000. According to Harry H. Myers, Superintendent of the Hot Springs Reservation, "the most important change ... [was] the substitution of reinforced concrete walls instead of the hollow tile, and the use of hollow tile for curtain walls or partitions; also the substitution of straight instead of curved glass for the dome...."[7]

Because neither plans nor specifications for the Maurice Bathhouse have been located, information on its construction is very sketchy. A list of extras submitted for payment by the contractor in December of 1911 provides a few interesting details about the new building. For example, there was an extra allowance of $475 "for changing from metal partitions and wainscoting to Carrara Glass, and tile in Mercury Rooms." A $450 extra allowance covered the "belt course around three sides of the building."[8]

A newspaper account of the opening of the new Maurice Bathhouse on January 1, 1912, noted that the lobby was "attractively finished in oak of the early English style ... with beautiful columns and panels, and ... a red Ludisicke [sic] tile floor and marble base...."[9] Although the new building had three stories over a basement, the first floor, with nearly 8,200 square feet, was much larger than the basement and second and third floors, each of which was about 4,900 square feet. In addition to the lobby, the first floor contained the men and women's bath halls and associated facilities, such as three "men's parlors ... and 25 private dressing rooms for invalids." These rooms were "finished with marble baseboard and snow-white hard walls," but the men's bath hall was "finished in white tile with marble terrazzo floors...." Adjacent to the bath hall, the men's "bathing lounge or rest room ... [was] finished in white tiling...."[10]

The upper floors could be reached from both the men and women's departments either by a flight of stairs or an elevator large enough to accommodate wheelchairs. On the second floor were men and women's dressing rooms, massage and mercury rooms, and such amenities as a reading room, hair dressing parlor (for women), and manicure and pedicure departments (for both men and women).[11] The third floor contained private dressing rooms and a large solarium topped by the glass and steel "dome" or skylight.

Unfortunately, nothing has been learned about George Gleim, Jr., architect of the Maurice Bathhouse, except that his office was at 145 Broadway in New York City at the time he was working on the Maurice.[12] His design for the bathhouse, or his attempt to put Billy Maurice's "ideas in shape," was notable for its size and the amenities it contained, as well as for its stately, if not inspired, architecture.

Several of the building's exterior features indicate that Gleim was influenced by the Italian Renaissance style. Features of the Maurice that are typical of that style include the stuccoed walls, arched first floor window and door openings, the use of smaller and simpler windows on the upper floors, and the original roofline parapet. The building's symmetry also is typical of the Italian Renaissance style.

A few months after the Maurice opened, the Superintendent of the Hot Springs Reservation reported favorably on the new bathhouse: "This is a modern, fire proof, building with capacity of bathing, amid the most perfect hygienic [sic] environments, at least 650 per day."[13]

In the spring of 1915, Billy Maurice submitted to the Superintendent plans and specifications "for proposed improvements upon the Maurice Baths."[14] These improvements were designed by Little Rock architects George R. Mann and Eugene J. Stern, who recently had supervised remodeling at the Hale Bathhouse and construction of the Fordyce Bathhouse. Major exterior work at the Maurice included adding a large sun parlor to the front of the building and placing

sloped green-tile roofs at the tops of the roofline parapets. Both of these alterations enhanced the Italian Renaissance character of the building's exterior design.

Inside, Mann and Stern turned the third-floor solarium into the "Roycroft Den," an Arts and Crafts tour de force featuring dark wall paneling and ceiling beams, a cozy inglenook, stained glass skylights, and furnishings produced by Elbert Hubbard's Roycroft workshop in East Aurora, New York. Capitalizing on Elbert Hubbard's nationwide popularity, which was based largely on his essay "A Message to Garcia," Billy Maurice commissioned Hubbard to write a promotional piece about the Maurice. The pamphlet, entitled "A Little Journey to the Maurice," was printed by the Roycroft Press. Hubbard's death must have come not long after he wrote the pamphlet as he and his wife died on May 7, 1915 with the sinking of the Lusitania.[15]

Again, the work at the Maurice met with the approval of the Superintendent, who reported in 1916:

> The Maurice Bathhouse is one of the best, and during the past year has expended approximately $20,000 in the construction of a magnificent sun parlor on the front and redecorating and reequipping the interior. The management of the Maurice has always been progressive and considers nothing too good for its patrons.[16]

In 1921, Mann and Stern again were engaged to do some remodeling at the Maurice Bathhouse. In June of that year, Eugene J. Stern wrote to Dr. W.P. Parks, Superintendent of what was by then Hot Springs National Park, requesting permission to make numerous changes at the Maurice. Several of the proposed changes were apparently never carried out. Alterations that were made included roof modifications and construction of a new cooling tank.[17]

In 1930, with the Arts and Crafts Movement fading from style, the Roycroft Den was converted into a gymnasium. During the same year, a new roof was installed over the women's bath hall, interior painting was done, and the Scotch Douche room was tiled.[18]

In April of 1931, in preparation for the renewal of the twenty-year lease, the Maurice Bath Company let the contracts for several improvements: installation of eight new tubs in the women's department and two new tubs in the men's department; repair of the two Otis Elevators; repainting of the exterior of the bathhouse; and installation of "new drop lights in all dressing rooms and throughout the house...."[19] In July of the same year, the manager of the Maurice asked permission to install a concrete pool in the basement of the bathhouse for "the treatment of arthritis, [and] infantile paralysis." The pool was completed late in 1931.[20]

An assortment of relatively minor changes was made at the Maurice throughout the 1930s. The sun parlor was re-roofed in 1934; in 1935, radiators in the men's bath hall were moved from the ceiling to the side walls at each end of the hall; and the elevator from the men's department was extended to serve the roof in 1937 in order to allow for sunbathing.[21]

A 1937 proposal to relocate the Maurice's therapeutic pool from the basement to a site "between the second and third floors in the rear of the building, over our cooling tanks"[22]

never came to fruition. Instead, various minor changes in the basement pool were made, and, in 1946, the pool was closed for six weeks for major repairs.[23]

When the Maurice Bathhouse lease came due for renewal in 1951, Hot Springs National Park recommended a long list of improvements, most of which the Maurice Bath Company immediately agreed to make. These included removing old oil tanks from the basement, installing safety doors on the elevators, replacing two tubs in the women's department, improving ventilation in the area of the basement where the therapeutic pool was located, and making assorted plumbing improvements. Also on the list of improvements made was a change in the glazing of the sun porch windows "to large view instead of the small pane glazing" that was installed when the sun porch was added in 1915.[24]

The Maurice Bath Company balked at carrying out two of the recommended improvements. These were the removal of the original cooling tanks and the tiling of the therapeutic pool. As the manager of the bathhouse explained, the "cooling tanks are an integral part of the bath house structure and to remove these would destroy the whole architectural design of the building." With regard to the pool they pointed out that the idea of a pool to be jointly owned and to serve several bathhouses was being considered and "to tile the [Maurice] pool at this time would be an enormous expense as the approximate bid for this work would be around twenty-five thousand dollars...."[25] Ultimately, the National Park Service agreed to allow the Maurice to forgo removal of the cooling tanks and tiling of the pool. Instead, the cooling tanks were enclosed and the cooling towers and baffles removed, and new equipment was installed in the therapeutic pool department.[26]

The therapeutic pool at the Maurice closed in 1958, when the Libbey Memorial Physical Medicine Center opened [27], but no other changes are known to have been completed until 1962 and 1963, when Hot Springs National Park gave the Maurice approval to use its rehabilitation reserve fund to purchase aluminum awnings, electric fixtures, whirlpools, and a counter.[28]

In the fall of 1968, the Maurice requested and received permission "to remove certain partitions on the 3rd floor" of the bathhouse. At the same time, the elevator shafts were enclosed "in 1/4" asbestos board secured by bolts & cleats and angle iron."[29]

Early in 1969, several items of maintenance – painting, wallpapering, cleaning of skylights, and recovering of cots – were accomplished.[30] Although various other improvements were recommended by the National Park Service, no other work is known to have been completed before the Maurice Bathhouse closed in 1974.[31]

Since being acquired by the National Park Service, regular maintenance work has taken place. In the late 1970s and first half of the 1980s, the Maurice was painted, its skylights and windows were repaired, and the aluminum awnings and a bronze-and-quartz fountain were removed from the front of the building.[32] Major rehabilitation work began in 1994 with masonry repair and repainting of the exterior. A new roof was put in place in 1996. From 1999-2000, a new front door and windows were put in place; the south interior staircase was rehabilitated; interior courtyard roofs were constructed; and major window rehabilitation began which is still ongoing. Also ongoing is the rebuilding of the roof and skylights.

**ARCHITECTURAL HISTORY END NOTES:**

[1] The Independent Bathhouse was erected on Bathhouse Site No. 8 in the early 1880s. Following extensive remodeling, it reopened in the early 1890s as the first Maurice Bathhouse. See "The Maurice Bathhouse: Technical Report 4," Bathhouse Row Adaptive Use Program, U.S. Department of the Interior/National Park Service, June 1985, p. 17. This technical report erroneously says that the first Maurice Bathhouse was created by William G. "Billy" Maurice, who built the new Maurice in 1911. The first Maurice Bathhouse was the work of Captain Charles E. Maurice, father of Billy Maurice.

[2] At the time plans for a new Maurice were announced, the old Maurice Bathhouse was operating under a twenty-year lease covering the period from January 1, 1897 to December 31, 1916. See Articles of Agreement, October 15, 1910, Maurice Bathhouse File, Hot Springs National Park, Arkansas.

[3] William G. Maurice, "Maurice Bath Company Capital," no date, NPS Bathhouse Company Collection, David W. Mullins Library, University of Arkansas-Fayetteville Special Collections. (Although this prospectus is not dated, it seems to have been issued in the spring of 1910.)

[4] Ibid.

[5] Contract, March 4, 1911, NPS Bathhouse Company Collection, David W. Mullins Library, University of Arkansas-Fayetteville Special Collections.

[6] *The Sentinel-Record*, May 2, 1911, p. 6.

[7] Harry H. Myers to Secretary of the Interior, March 14, 1911, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[8] Statement of Account, December 16, 1911, NPS Bathhouse Company Collection, David W. Mullins Library, University of Arkansas-Fayetteville Special Collections.

[9] *The Sentinel-Record*, January 2, 1912.

[10] Ibid.

[11] "The Maurice Bathhouse: Technical Report 4," p. 17.

[12] Mr. Geo. Gleim, Jr., Architect, "Specifications for the Laundry Machinery & Appliances for The Maurice, Hot Springs, Ark.," NPS Bathhouse Company Collection, David W. Mullins Library, University of Arkansas-Fayetteville Special Collections.

[13] Superintendent's Report, May 13, 1912, p. 7.

[14] W.G. Maurice to Dr. W.P. Parks, April 22, 1915, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[15] John Paige and Laura Harrison, *Out of the Vapors: A Social and Architectural History of Bathhouse Row* (Hot Springs National Park: 1987), p. 191, 272-3; and "The Maurice Bathhouse: Technical Report 4," p. 20.

[16] Superintendent's Report, 1916, p. 32.

[17] Eugene J. Stern to Dr. W.P. Parks, June 3, 1921, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files; and "The Maurice Bathhouse: Technical Report 4," p. 20 and 27.

[18] "The Maurice Bathhouse: Technical Report 4," p. 20 and 27.

[19] M.T. Relyea to George L. Collins, April 24, 1931; Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[20] M.T. Relyea to George L. Collins, July 20, 1931; and George L. Collins to Director, National Park Service, October 7, 1931; Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[21] M.T. Relyea to George L. Collins, September 14, 1934; M.T. Relyea to Thomas J. Allen, Jr., August 10, 1935; M.T. Relyea to Donald S. Libbey, June 4, 1937; and Thomas C. Vint to D.S. Libbey, July 20, 1937; Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[22] M.T. Relyea to Donald S. Libbey, June 4, 1937, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[23] M.T. Relyea to P. Patrow, January 5, 1940; M.T. Relyea to J.W. Emmert, July 14, 1943; and Norman Erich, Physiotherapist, to Doctors [who referred patients to the Maurice], July 31, 1946; Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[24] M.T. Relyea to Donald S. Libbey, May 19, 1951, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[25] Ibid.

[26] M.T. Relyea to Donald S. Libbey, September 4, 1951; and D.S. Libbey to Regional Director Three, March 6, 1953; Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[27] Administrative Officer to Superintendent, October 24, 1969, Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[28] Van Smith to Raymond Gregg, January 18, 1962; H. Raymond Gregg to Van Smith, January 18, 1962; Van Smith to Superintendent, January 21, 1963; and Robert H. Atkinson to

Van Smith, January 21, 1963; Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[29] R.S. Caldwell to Superintendent, September 11, 1968; Bernard T. Campbell to Ron Caldwell, June 5, 1969; Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files; and Contract Agreement, October 16, 1968, NPS Bathhouse Company Collection, David W. Mullins Library, University of Arkansas-Fayetteville Special Collections.

[30] "The Maurice Bathhouse: Technical Report 4," p. 30.

[31] "Items requiring attention at the Maurice," August 18, 1971; Memorandum of Understanding Between Maurice Bath Company and National Park Service, Hot Springs National Park, no date; Bernard Goodman to Van Smith, March 25, 1974; Maurice Bathhouse File, Hot Springs National Park Conference Room Vertical Files.

[32] "The Maurice Bathhouse: Technical Report 4," p. 25.

## C- PHYSICAL DESCRIPTION

### SITE

### North Site

Description:

The north site is defined by a hedge, which parallels the building. Additional vegetation is a grass strip, isolated shrubs and ornamental trees. A shallow depth areaway permits light to enter the short basement windows and doubles in function as a drainage way. It has a concrete floor and the concrete sidewall is topped with a solid brick coping. Several areas (five plus) exhibit "crickets" of additional concrete. These may have been placed in an attempt to stop leakage.

There is a stone retaining wall, which runs perpendicular to the elevation, about ten feet in height and is "L" shape in plan view.

Condition:

The joint between the building face and the combination areaway/channel is open in some areas. The longitudinal slope, and cross slope, may be adequate to carry runoff under most conditions, but debris appear to impede flow as do the two most westerly "crickets."

The stone retaining wall is only partially with the geographic scope of the HSR, and a comprehensive evaluation of the condition of the entire wall is warranted. Currently visible is some displacement of stones, eroded faces, water damage, lime leaching, etc.

Some portions of the lawn do not have grass cover.

### West Site

Description:

The lawn area of the west site is the most expansive and is defined by the hedge at the back of the sidewalk. A planting area with shrubs and a small tree is located in the area to the north of the porch extension. The hedge at the south portion parallels the south walkway leading to the basement entry.

At the center of the façade are two ramps flanking a center staircase. Each concrete ramp is defined at its outer edge by a short (nine inch average height) cheek wall (See Photo CLA – 5). The ramps begin at the back of the public sidewalk and extend to a concrete entry platform. The central concrete staircase has five risers, which are not evenly spaced: two are paired adjacent to the entry platform and three are spread between the sidewalk and upper stairs. The upper staircase is bound by concrete cheek walls: about 9' in length, about 14" in maximum height, 14" wide, with a crowned top surface.

Historic photos show a fountain feature centrally located on the four foot deep lowest "step". The feature is no longer present.

Steel pipe railings have sections missing. Currently in place is one section located to the outside of each of the central upper stair cheek walls. Historic photographic evidence indicates that each rail extended one more section toward the western-most riser. Pipe railings were historically located at the north and the south extensions of the entry platform. These were removed recently as the entry platforms were being demolished during the initial site visit.

Condition:

Missing and removed steel pipe railings should be replaced. The in-place steel railings show some signs of oxidation. The concrete elements are in good to fair condition. The south ramp to the entry platform has sufficient joint displacement to be of concern as it exceeds 1/2 inch.

**South Site**

The south site is bordered by the walkway to the Grand Stairs leading to the Grand Promenade. There is a small lawn area with an isolated shrub. The primary feature is the ramped concrete entry to the basement with curved (in plan) concrete retaining walls. There is an area drain at the door entry. A steel pipe rail is set into the top of the south cheek wall back from the line of the west elevation of the Maurice.

Condition:

The ramp surface exhibits several cracks, which extend across its entire width. There is displacement at the vertical joint between the curved portion and the straight portion of the retaining wall. There is some minor horizontal cracking of the end concrete retaining wall (east). Cracks seen in other areas of the retaining walls are less significant.

**East Site**

Description:

The building's easterly portion, which is one to one and one-half stories in height, is cut into the hillside. The natural slope of the hillside has been altered to provide a terraced area for the historic spring interpretation. The interface between the hillside and the building is therefore quite irregular. The east building elevation has both building walls and retaining/patio walls holding back the hillside. A concrete runnel parallels the base of the wall.

Condition:

The runnel is in good condition.

## EXTERIOR

### General

Description:

The Maurice is a three story building with a series of smaller one to one and one-half story subsidiary masses to the east. The building is constructed of load bearing masonry walls with concrete beams and concrete slab floor construction. The basement is present under the entire structure, under the sun porch, and the eastern one story portion. The exterior is painted stucco applied directly to the brick. The first and second stories have substantially higher floor to ceiling dimensions than the third: first, twelve foot; second, eleven foot; and third, eight foot. The sill heights of the second story windows are almost seven feet above the floor. On the façade, the large distance between the tops of the first floor windows and the sills of the second is not as apparent as on the north and south elevations for two reasons: the west facing windows are much taller with round-headed arch tops, and the west elevation has the attached one-story projecting mass of the enclosed sun porch.

### North Elevation

Description:

The north elevation's stark appearance is attributable to the expanses of unpunctured wall, the lack of significant detailing and the window treatment. The north and south elevations have shorter rectangular first floor windows puncturing what is otherwise an unadorned eighteen feet of wall height. The windows along the second story are small, high casement windows with nine panes and are spaced by decorative tile work. On the third story are small, six pane windows, two wide, three high. As a result, there is a starkness about the lower two-thirds of the wall which is strongly offset by the many windows, projecting stringcourses, cornices and decorative tile work from the upper second story to eave. Consequently, the north and south walls tend to evoke the Italian Renaissance Revival style more than the Spanish Revival style, the two styles attributed to the building. The stucco, wall tiles and tiled roof provide reference to Spanish Revival style architecture.

The north elevation windows are set within the stucco with no decorative jamb or lintel details for the upper floors. Three of the first floor windows are of leaded stained glass. Careful attention reveals the small basement windows at just above the grade line, set below a lintel course also serving as a water table.

There is a one story building mass to the east of the three story mass. It will be discussed in detail on the east elevation because it is mostly sub-grade at this north elevation, due mostly to retained earth. The shorter section projects three feet to the north from the plane of the rest of the elevation. The parapets are topped by a vitrified clay tile coping.

The mansard roof is covered with green glazed fired clay roofing tiles with an extended eave. The rafter tails are expressed in the open eave, and a small decorative cornice is located just below the eave.

Condition:

Settlement of the northwest corner is evidenced by: quite noticeable displacement in the elements of the cornice and stringcourse; changes in stucco texture resultant from previous crack repairs; broken and missing decorative tiles; racked window frames at the second and third floor levels; and a series of diagonal cracks – many of which are significant, as they are quite wide and offset.

There is a vertical crack at the area where the one story section abuts the three story section.

**West Elevation**

Description:

The west elevation of Maurice is a complex series of projecting and receding masses. It is three stories in height and symmetrical about the center line. The enclosed sun porch projects as a one-story mass at the front of the elevation. It is flanked to the north and south by two three story masses that are terminated by green tile mansard roofs. Above the sun porch, between the two far masses is another recessed portion of the building, which is three stories in height, with a mansard roof, and crowned with a pyramidal glass skylight. This creates the appearance of a four story section to the building. The front elevation from the perspective of the plan view is most elaborate.

The entry is emphasized by volume, exhibited through the sun porch, the cornice, the detailing of fenestration and the detailed parapet. It has four large Palladian windows on the west elevation and one each on the north and south elevations. Each has one large fixed window below the transom bar, fan light above, and is bordered by an articulated arch with engaged mouldings. The windows are set in the façade with no projecting sill. Above the entry, bronze letters on copper or copper alloy sheet spell out "THE MAURICE." Two cast bronze identification plaques are placed between the windows (one window away from each corner).

The window openings are formal by their regularity in spacing and uniformity in division. The pattern of the windows and their size 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. At the north and south portions of the elevation are arched windows. The sill is much higher and the lower windows are "squat" double casements with six panes each. There are fanlights above the casements, again there is articulated detailing around the window opening which extends to the base of the building. Below the window is a decorative plaster spandrel panel that creates the appearance of a full height window bay.

The far portions of the building and the recessed center section, second story, have the same detailing as the north elevation.

The third floor consists of numerous small changing rooms with the elaborately decorated Roycroft Room at the central portion of the west portion of the building. There are five large windows in the Roycroft Room with three vertical panes below. The largest of the three being in the center, each separated by mullions. There are four casement windows above the

transom bar. These windows are currently boarded up on the interior. The skylight has a metal structure and dividers with glass panels. Its overall form is double hipped, set on an extended curb covered in metal.

Conditions:

The primary condition problems of the façade are associated with settlement. As described under the north elevation, the northwest corner has settled, and the same effects are present on this elevation except no tiles are missing. The bulging of the northwest corner is particularly evident in photo (Gina dsc02022). There are cracks on the southwest corner of the building and significant displacement in the cornice line.

There are insect nests on the underside of all the cornices and stringcourses.

The bronze plaque and signs have evidence of failure of the lacquer and chalking of the black paint.

The window glass for the large windows of the Roycroft Room, 3rd floor, is missing.

There are cracks in the windowsills underneath the Palladian windows of the sun porch.

The skylight condition is described under the "Roof Section."

**South Elevation**

Description:

The south elevation mirrors the north elevation with the exception of: the first floor windows are not leaded glass, they are obscured amber colored glass; the basement has a differing placement and number of windows; there is an exterior door; and there is no retaining wall at the east portion of the elevation.

Conditions:

At the southwest corner of the three story section there are diagonal cracks in the second story section, a horizontal crack at the lintel line of the third story windows, outward displacement of the stucco and cracked tiles.

At the one-story east section, there are numerous horizontal cracks in the stucco one to two feet down from the top of the wall. This section has no apparent roofing material, i.e. it is bare concrete.

**East Elevation**

The east elevation is actually a series of walls of differing heights: one, one and one-half, and three stories. It has pitched and flat roofs, skylights, parapets with vitrified clay coping, and green glazed clay tile covered mansard roofs at the three story sections.

The one-story sections are located to the far north, south, and center. All have skylights over the bath halls. The north and south skylights are hipped, have three curbs with louvered, rectangular vents along each elevation and the central roof has an east elevation, a pitched skylight and one vent in the skylight curb. The east elevation is level with the roof line on the south and center section, then, along the north section the elevation steps up two levels to a parapet which is coped with vitrified clay tile. This wall and the north elevation wall, which are parapets, simultaneously act as retaining walls at the end of the building.

At the base of the one story wall there is a concrete runnel. The wall between the runnel and the natural grade to the east is a short, generally less than one foot high, stone wall with a concrete parge coat top surface. The runnel's high end is at the building's northeast corner.

The one and one half story section is "U" shaped. The first story sections abut the "U". There are no windows on any of the elevations of this portion of the building, just low arched vents. The roof of this level is hipped on the north and south projections and pitched on the east portion. The east portion pitches to the east and west, thereby draining into a lower roof between the one and one-half story and the three story sections of the building. The roof has overhanging eaves.

On the north portion of the one and one-half "U" there is an HVAC unit.

Beyond this section is the third story, which in overall plan is "H" shaped, but for this elevation is "U" shaped. There are no decorative elements around the windows, which are the same as all other third floor windows. The roof on this elevation is a mansard with overhanging eaves.

Condition:

The south first-story wall section exhibits a severely cracked surface, however, the condition is below the surface, as the cracks appear to go back into the wall at least three inches. Some pieces of concrete stucco are missing, at the intersections of the cracks. This wall is adjacent to a flat roof, with a skylight, but there is no roofing covering the concrete roof deck. The skylight is on top of a curb, the walls of which are stained by ferrous oxides from the skylight support members and flashing where the galvanic coating is no longer present and rust is evident.

The center first-story wall has horizontal cracks. There is no loss of material, as yet. However, the cracking pattern is indicative of incipient loss of material. There is also further evidence of previous repairs of cracks below the currently visible cracks.

The north section of the first-story wall is partially below grade, and to retain the slope, the wall extends above the first-story level. There are rust stains on the curb walls supporting the skylight. No significant problems were observed in this area.

The one and one-half story walls are in three sections. Condition problems are present: at the wall above the south edge of the center roof (one story) i.e. the north wall, has a crack or demarcation line about 30" down from the top of all the walls (cause unknown).

The third story east elevations have some cracks at the upper corners (southeast and northwest), radiating cracks at window heads with some material loss at windows 215 and 216.

**Roof:**

Maurice's roofscape is very significant to the overall structure. It is an arrangement of levels, styles and materials. The roof plan indicates individual roof areas by reference numbers, which are used in the descriptions of conditions that follow.

1 – Flat Roofs

General

At the east elevation's north (1a) and south portion (1b), these one-story portions have flat roofs with hipped skylights. The third flat roofed area (1c) is encompassed by the three story portion of the building, east elevation at the "U". These roofs are "U" shaped, in plan as each abuts the skylights. There is metal flashing at the wall and the skylights.

1a – To the north, northwest, and east, the roof is enclosed by a retaining wall that also doubles as a parapet wall, which has bronze colored glazed coping tiles. The parapet steps up to follow the exterior gradient of the slope. There is galvanized metal flashing at the parapet base with rolled mineral coated roofing. There is a scupper at the northwest corner of this roof.

1b – To the south, the roof is exposed concrete, there is no roofing material.

1c – In the center of the building, this roof is essentially flat. The roof area has a hipped skylight that abuts the one and one-half story building portion to the east. There is metal flashing along the walls and rolled mineral coated roofing. There are drains in this roof at the northwest and southwest corners leading to internal downspouts.

2 – Low Sloped Roofs

2a – Over the sun porch, the roof is slightly pitched and covered with rolled mineral coat roofing. There is reglet flashing along the parapet wall to the west, a cant strip with overlaid roofing material to the north and south. The parapet wall has copper coping.

2b – In the rear over the center section, there is another sloped roof with rolled mineral coat roofing. It is terminated by a flashing strip at the east edge. There is no reglet flashing along the north or south elevations surrounding this roof, rather there are cant strips covered with roofing material. This roof is also penetrated by a pitched skylight, with a vent along the east elevation. There is metal flashing at the wall where it is adjacent to the skylight.

3 – Hipped and Pitched Roofs

This portion of the building is "U" shaped in plan. For the purposes of this document it is considered to be part of the east elevation. These roofs have seven rows of green vitrified roof tiles, with similar hip and ridge tiles. The roofs have overhanging eaves and ornamentally cut expressed rafter tails, which have been painted green. There is valley flashing where Roof 3c interfaces with the north and south portions of Roof 3a (north) & 3b (south). There is metal flashing at the walls of the three story section and these roofs.

3a & 3b – The roof is hipped at the east sections, which are to the north and south of the center skylight of the east elevation.

3c – The roof is pitched along the north/south portion, with one side draining to the east over the skylight, and the other draining west over the central one-story section (Roof 1c) within the core of the building (with the internal drain).

4 – Flat with a False Mansard Roof

This roof is over the three story section of the building. The mansard projects from and encapsulates the parapet wall. Along the parapet, there is galvanized sheet metal, with galvanized sheet metal flashing. There is a cant strip below the flashing, which is covered with mineral coated rolled roofing with an adhered edge. Vents penetrate the parapet wall allowing for moisture to evaporate from the underside of the mansard. At the top of the parapet is a pitched green coping tile with seven rows of tiles below. Valley flashing is present where needed, as are hip and ridge tiles. There are drains located in northwest, northeast, southeast and southwest corners of the roof, and two to the south of the fan house, which lead to internal downspouts.

The roof is penetrated by: the double hipped skylight over the Roycroft Room, the elevator penthouses, a fan house, a roof hatch, three larger vents and nine small vents. The skylight has a built-in metal gutter along its edges, with metal flashing and downspouts leading to the roof.

The elevator penthouses and fan house have galvanized metal reglet flashing. The two elevator penthouses have metal stops and flashing along their roofs.

Gutter – The second story cornice also doubles as a gutter and is lined with mineral coated roofing. As there are no downspouts along the façade, it is presumed that the gutter drains to internal downspouts. At the time of inspection, it was difficult to determine where these downspouts were located, if in fact they are present.

Conditions:

Roof 1a is in fair condition, there is cracking in the stucco on the parapet walls directly above the reglet flashing. Much debris has collected on this roof.

Roof 1b is missing its rolled mineral roofing, and is exposed concrete. As a result, there is cracking along the walls below the roof.

Roof 1c appears to be in fair condition though there is one patch just north of the skylight. Debris has collected in the eastern corners of the roof.

Roof 2a appears to be in fair condition.

Roof 2b appears to be in fair condition with some rusting of the metal stop at the edge of the roof, which has since left ferrous oxide stains on the stucco.

Roofs 3a-c have glazed tiles, and some are red, fired clay tiles that have been painted green. Some of these tiles are presently discolored and have lost paint. A few are cracked and or broken. Less than 3% need to be replaced.

Roof 4 Flat Portion has been recently redone and is in good to excellent condition.

Roof 4 Mansard Portion the majority of the tiles are in good condition. Some of the tiles are discolored and cracked and or broken. Less than 3% need to be replaced. Discoloration can be seen in the uppermost tiles on the south side of the northwest projection.

Some of the valley flashing has rusted along all the valleys.

All flashing should be set into a reglet and when the reglet is in a stuccoed surface, a stucco stop should be provided.

5 – Skylights

Description:

All skylights have metal framing and translucent reinforced glass reinforced with wire mesh (similar to chicken wire).

S1 – Double Hipped Skylight – on Roof 4 – There is a build-it metal gutter along all sides of the skylight. There are downspouts that lead to the rolled mineral roofing. Along the west elevation of the skylight is a metal cornice, which has been painted green.

S2, S7, S8 – On Roof 4 – Removed and caped with roof ventilators.

S3, S4, S6 – Hipped Skylights – on Roof 1a, 1b, and 1c – These skylights abut the wall on one elevation and have metal flashing at the wall, but no stucco stops. The runoff flows directly onto the roofs below.

S5 – Pitched Skylights – on Roof 2b – This roof abuts the wall on the north, south and west elevations and has metal flashing at the wall, but no stucco stops. Its pitch is to the east, draining onto the roof below.

Conditions:

Particular to S1, the Roycroft skylight, are thin gage metal covers over the ribs. The galvanic coating on the metal is no longer present and the metal has oxidized and is rusting. The glass panels are mostly intact except on the south elevation and virtually every one is broken. By contrast, six panels are broken on the east elevation, and three on the north. These numbers

are approximate only due to the reflective glare, which makes it difficult to see panel cracks. The metal cornice on the west elevation is slightly warped and ferrous oxide streaks are present, presumably where water is dripping down the cornice.

S4, Roof 1a – The metal framing over the skylight is in good condition. Some of the panels in the skylight are broken.

S6, Roof 1b – The metal framing over the skylight is in good condition. The metal along the edges of the skylight, adjacent to the stucco is rusting and there are ferrous oxide stains on the skylight frame. Some of the panels in the skylight are broken.

S3, Roof 1c – (central core skylight) The skylight was covered with a black tarp at the time of inspection thereby making it very difficult to assess its true condition. It is apparent that the metal framing is in good condition.

S5, Roof 2b – The metal framing over the skylight is in good condition. The metal along the edges of the skylight, adjacent to the stucco is rusting and there are ferrous oxide stains on the skylight frame. Some of the panels in the skylight are broken.

## 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 |
| **Room Name:** | Unassigned |
| **Floor Finish:** | Poured-in-place concrete |
| **Wall Base:** | None |
| **Walls:** | |
| North: | Poured-in-place concrete over brick |
| East: | Poured-in-place concrete |
| South: | Poured-in-place concrete |
| West: | Poured-in-place concrete |
| **Others:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | Two on the north, boarded-up on the inside with plywood |
| **Doors:** | None |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | B02 |
| **Room Name:** | Unused |
| **Floor Finish:** | None |
| **Wall Base:** | None |
| **Walls:** | |
| North: | |
| East: | |
| South: | |
| West: | |
| **Others:** | |
| **Ceiling:** | |
| **Windows:** | |
| **Doors:** | None |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | B03 |
| **Room Name:** | Storage |
| **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:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | One on the north, boarded-up on the inside with plywood |
| **Doors:** | None |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | B04 |
| **Room Name:** | Toilet |
| **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:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | One on the north, boarded-up on the inside with plywood |
| **Doors:** | None |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | B05 |
| **Room Name:** | Female Attendants |
| **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:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | Three on the north and three on the west, all of which are boarded-up on the inside with plywood |
| **Doors:** | None |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | B06 |
| **Room Name:** | Elevator Pit |
| **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:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | None |
| **Doors:** | Wood door in north wall |
| **Special Feature:** | The original Otis Elevator is still in place. |

**Key Conditions Concerns:**

Existing moisture damage from low lying water, which continues to persist around the historic platform areas.

| | |
|---|---|
| **Room Number:** | B07 |
| **Room Name:** | Storage |
| **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:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | None |
| **Doors:** | None |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | B08 |
| **Room Name:** | Boiler Room |
| **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:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | None |
| **Doors:** | None |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | B09 |
| **Room Name:** | Storage |
| **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:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | None |
| **Doors:** | None |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | B10 |
| **Room Name:** | Pool |
| **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: | Exposed brick |
| **Others:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | Two on the south and three on the west, all boarded-up with plywood. |
| **Doors:** | Historic wooden door on the south with five inset panels on each side, and the original brass hardware (oxidized). |
| **Special Feature:** | 1931 pool and hot tub are located in this room. |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | B11 |
| **Room Name:** | Storage |
| **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:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | None |
| **Doors:** | None |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | B12 |
| **Room Name:** | Elevator Pit |
| **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:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | None |
| **Doors:** | Wood door in south wall |
| **Special Feature:** | The original Otis Elevator is in place. |

**Key Conditions Concerns:**

Existing moisture damage from low lying water, which continues to persist around the historic platform areas.

| | |
|---|---|
| **Room Number:** | B13 |
| **Room Name:** | Workroom |
| **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:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | Two on the south, boarded-up on the inside with plywood |
| **Doors:** | None |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | B14 |
| **Room Name:** | Laundry |
| **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:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | Two on the south, boarded-up on the inside with plywood |
| **Doors:** | Metal door in north wall |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | B15 |
| **Room Name:** | Toilet |
| **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:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | One on the south, boarded-up on the inside with plywood |
| **Doors:** | None |
| **Special Feature:** | This room may have had a terrazzo floor and terrazzo wainscot up to 5 or 6 feet. |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | B16 |
| **Room Name:** | Male Attendants |
| **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:** | |
| **Ceiling:** | Poured-in-place concrete |
| **Windows:** | None |
| **Doors:** | Two on the south, boarded-up on the inside with plywood |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | 101 |
| **Room Name:** | Women's Pack Room |
| **Floor Finish:** | Terrazzo (brown with cream colored flecks) |
| **Wall Base:** | White 3" x 6" ceramic tile wainscot to 6'6" in height |
| **Walls:** | |
| North: | Cement plaster over brick |
| East: | Cement plaster over gypsum partition tile |
| South: | Cement plaster over gypsum partition tile |
| West: | Cement plaster over gypsum partition tile |
| **Others:** | |
| **Ceiling:** | Concrete |
| **Windows:** | Three intact, historic stained glass windows covered with polycarbonate protective sheets on the north wall. While the window sills are still intact, the frames were removed. |
| **Doors:** | Wooden double doors with obscured glass panels at the south entry; one door on the west (removed) and two (south-most removed) on the east. |
| **Special Feature:** | |

## Key Conditions Concerns:

Exposed brick surrounds the new piping in the east corner of the north wall. There are areas of moisture damaged moulding, and peeling plaster on this wall.

There is also a crack in the wall leading from the north door frame halfway through the wall, and cracks in the ceiling plaster at the beams. The beam cracks run from the northeast beam to the east wall, and diagonally from the north wall to just south of the north doorway. The north beam is cracked on the underside and at the interface of the beam and ceiling, east side of east second beam. The repair patch over this crack has since fractured. There are cracks on the east side of every beam.

The lath on the south partition wall is exposed in places (from floor to ceiling, 4' to 5' across), and crumbling where it is no longer attached to the cement. The southeast beam over to the second beam has a large crack in the plaster, and cracks in the wall all the way over to the door frame. Cracks in the plaster at the southwest corner surround the ductwork. There is a large crack in the plaster on west wall and pieces of metal protrude from the wall where one column is embedded.

There are cracks in the floor at the northeast corner, which run diagonally west to east and north to east.

| | |
|---|---|
| **Room Number:** | 102A |
| **Room Name:** | Women's Hall |
| **Floor Finish:** | Terrazzo |
| **Wall Base:** | 6" x 6" ceramic tile |
| **Walls:** | |
| North: | 3" x 6" ceramic tile wainscot with plaster above |
| East: | |
| South: | 3" x 6" ceramic tile wainscot with plaster above |
| West: | 3" x 6" ceramic tile wainscot with plaster above |
| **Others:** | |
| **Ceiling:** | Plaster |
| **Windows:** | Transom windows in the south wall |
| **Doors:** | Original doors to Room 101, Women's Pack Room, and doors at west end of hall |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | 102B |
| **Room Name:** | Women's Elevator and Stair Hall |
| **Floor Finish:** | Terrazzo landing, marble treads and risers |
| **Wall Base:** | Marble |
| **Walls:** | |
| North: | 3" x 6" ceramic tile wainscot with plaster above, 5' in height |
| East: | 3" x 6" ceramic tile wainscot with plaster above, 5' in height |
| South: | 3" x 6" ceramic tile wainscot with plaster above, 5' in height |
| West: | 3" x 6" ceramic tile wainscot with plaster above, 5' in height |
| **Others:** | |
| **Ceiling:** | Underside of upper floor risers |
| **Windows:** | |
| **Doors:** | Door to hall 102A |
| **Special Feature:** | Original Otis elevator and associated equipment are still intact. |

## Key Conditions Concerns:

The underside of the stairs are metal and partially exposed. They exhibit signs of oxidation.

| | |
|---|---|
| **Room Number:** | 103 |
| **Room Name:** | Women's Cool Storage |
| **Floor Finish:** | Terrazzo tile (brown with cream colored flecks) |
| **Wall Base:** | Terrazzo tile (brown with cream colored flecks) |
| **Walls:** | |
| North: | White 3" x 6" ceramic tile wainscot to 6' with cement plaster above |
| East: | White 3" x 6" ceramic tile wainscot to 6' with cement plaster above |
| South: | White 3" x 6" ceramic tile wainscot to 6' with cement plaster above |
| West: | White 3" x 6" ceramic tile wainscot to 6' with cement plaster above |
| **Others:** | |
| **Ceiling:** | Concrete |
| **Windows:** | Three windows boarded-up on the north wall |
| **Doors:** | Wooden double doors with push plates and translucent glass panels on the west; the doors on the east and south walls are gone. |
| **Special Feature:** | Decorative paint stencils |

**Key Conditions Concerns:**

There is a series of large cracks in the plaster in the east, south and west walls, as well as on the ceiling.

This room is the Phase A Mechanical Room.

| | |
|---|---|
| **Room Number:** | 104 |
| **Room Name:** | Office |
| **Floor Finish:** | Poured-in-place concrete |
| **Wall Base:** | Terrazzo tile, painted green in some areas |
| **Walls:** | |
| North: | Scratch and brown plaster coats |
| East: | Scratch and brown plaster coats |
| South: | Scratch and brown plaster coats, over partition tile above built-in desk |
| West: | Scratch and brown plaster coats |
| **Others:** | |
| **Ceiling:** | Dropped acoustical tiles (75% intact) over rebar and concrete |
| **Windows:** | Openings to Lobby and Sun Parlor |
| **Doors:** | Missing on the east; historic swinging half gates on the south |
| **Special Feature:** | Original wood furniture items and historic swinging gates on the south |

**Key Conditions Concerns:**

Plaster and drop ceiling

| | |
|---|---|
| **Room Number:** | 105 |
| **Room Name:** | Women's Cool Room |
| **Floor Finish:** | Poured-in-place concrete |
| **Wall Base:** | Terrazzo tile |
| **Walls:** | |
| North: | Scratch and brown plaster coats, over brick above the wainscot |
| East: | Scratch and brown plaster coats, over brick above the wainscot |
| South: | Scratch and brown plaster coats, over brick above the wainscot |
| West: | Scratch and brown plaster coats, over brick above the wainscot |
| **Others:** | White 3" x 6" ceramic tile wainscot to 6' on the east, south, west and north walls |
| **Ceiling:** | Scratch coat plaster over concrete |
| **Windows:** | Three casement windows on the west, 2 panels 8 panes each (the middle casement first panel contains amber stained glass); arched stained glass casement window on the west, 2 panels 6 panes each of obscured glass and 20 various sized orange and amber panes above, within the arch. |
| **Doors:** | One pair of wooden double doors on the east, and one pair of wooden double doors with translucent glass and brass push plates on the south. |
| **Special Feature:** | Arched casement window with orange and amber stained glass panes; porcelain pedestal basin with original fittings; two historic radiators; and one built-in wooden bench. |

## Key Conditions Concerns:

This room has extensive damage with stair step cracking indicating massive settlement. There are large cracks in the masonry at the northwest corner of this room that run floor to ceiling. The south wall of this corner appears to have both sunk and gone outward toward the northwest.

The white ceramic tile wainscot has cracked at several locations throughout the room.

The historic wooden doors on the east and south walls appear to have delaminated.

Missing plaster.

| | |
|---|---|
| **Room Number:** | 106 |
| **Room Name:** | Shower 1 |
| **Floor Finish:** | Terracotta colored ceramic floor tile interspersed in varying sizes |
| **Wall Base:** | Gray ceramic tile interspersed in varying sizes |
| **Walls:** | Gray ceramic tile wainscot, interspersed in varying sizes to 6' in height |
| North: | Plaster |
| East: | Plaster |
| South: | Plaster |
| West: | Plaster |
| **Others:** | |
| **Ceiling:** | Concrete |
| **Windows:** | Transom over doorway with 5 translucent panes |
| **Doors:** | Missing |
| **Special Feature:** | Historic needle shower, and what appears to be Georgia marble lined door frame |

**Key Conditions Concerns:**

Plaster

| | |
|---|---|
| **Room Number:** | 107 |
| **Room Name:** | Shower 2 |
| **Floor Finish:** | Poured-in-place concrete |
| **Wall Base:** | White 3" x 6" ceramic tile |
| **Walls:** | White 3' x 6" ceramic tile wainscot to 6' in height |
| North: | Scratch and brown plaster coat, above tile wainscot |
| East: | Scratch and brown plaster coat, above tile wainscot |
| South: | Scratch and brown plaster coat, above tile wainscot |
| West: | Scratch and brown plaster coat, above tile wainscot |
| **Others:** | |
| **Ceiling:** | Scratch and brown plaster coats, over flat concrete |
| **Windows:** | None |
| **Doors:** | Historic wooden door with ribbed glass panel and brass push plate. |
| **Special Feature:** | Historic wooden door with ribbed glass panel and brass push plate. |

**Key Conditions Concerns:**

Plaster

| | |
|---|---|
| **Room Number:** | 108 |
| **Room Name:** | Men's Pack Room |
| **Floor Finish:** | Terrazzo tile |
| **Wall Base:** | White 3' x 6' ceramic tile |
| **Walls:** | White 3' x 6' ceramic tile wainscot to 6' in height |
| North: | Scratch and brown plaster coat, above ceramic tile wainscot |
| East: | Scratch and brown plaster coat, above ceramic tile wainscot |
| South: | Scratch and brown plaster coat, above ceramic tile wainscot |
| West: | Scratch and brown plaster coat, above ceramic tile wainscot |
| **Others:** | Georgia marble partition in northeast corner |
| **Ceiling:** | Concrete and a rusted rebar frame for a skylight (some wood lath is still in place, although it is in very poor shape). |
| **Windows:** | None |
| **Doors:** | Two wood doors with translucent glass panels are leaning against the room walls; another solid core wooden door appears on the west |
| **Special Feature:** | The historic porcelain tubs, basin, clerestory windows, skylight and two radiators. |

## Key Conditions Concerns:

Ceiling conditions (plaster, lath, and rusted rebar)

There are cracks in the terrazzo tile, and one hole in the floor where the duct work is located.

The historic skylight has been removed, and there is biological growth around the exposed metal frame.

Damage and stains on the ceramic tile wainscot.

| | |
|---|---|
| **Room Number:** | 109 |
| **Room Name:** | Sun Porch |
| **Floor Finish:** | Red 6" x 9" vitrified clay tile laid in a herringbone pattern with a brown, green and white 3/4" x 3/4" tile border in a Greek key fret |
| **Wall Base:** | Red 6" x 6" quarry tile |
| **Walls:** | |
| North: | Plaster over poured-in-place concrete |
| East: | Plaster over poured-in-place concrete |
| South: | Plaster over poured-in-place concrete |
| West: | Plaster over poured-in-place concrete |
| **Others:** | |
| **Ceiling:** | Exposed wooden beams (the original glass inlaid panels are no longer present), with green painted metal cornice moulding around the outside edge |
| **Windows:** | Arched Italianate style with spandrel panel: four on the west, one on the south, and one on the north |
| **Doors:** | One set of wooden double entry doors with translucent glass panels on the west wall. |
| **Special Feature:** | Arched Italianate style windows and passageways, the vitrified tile border in a Greek key fret, and the historic Adirondack chairs. |

## Key Conditions Concerns:

There are cracks in almost all of the vitrified floor tiles.

The tile border has been covered on the east wall where ramps were added.

There are vertical cracks in the plaster on each wall (wider at roof level and smaller as they near the floor).

| | |
|---|---|
| **Room Number:** | 110 |
| **Room Name:** | Lobby |
| **Floor Finish:** | White hexagonal ceramic tile background with a surrounding border executed in red, two greens, and blue and black octagonal flower inserts. |
| **Wall Base:** | Gray 6" marble, appears to be Georgia marble |
| **Walls:** | The wall ornamentation includes: corner medallions, engaged fluted pilasters with carved capitols, and egg and dart mouldings in between the volutes of the capitols, all in oak. |
| North: | Oak panels with historic faux finish |
| East: | Oak panels with historic painted faux finish |
| South: | Oak panels with historic faux finish |
| West: | Oak panels with historic faux finish |
| **Others:** | |
| **Ceiling:** | Coffered oak ceiling with historic painted faux finish and decorative border. |
| **Windows:** | None |
| **Doors:** | Two historic oak doors with faux finish and obscured glass panels - one on the north and another on the south. |
| **Special Feature:** | The coffered ceiling, faux finishes, radiator grates, the "Maurice Baths Erected 1911" sign at the entryway, the original oak doors with translucent pebbled glass panels and gold painted room titles on the north and south, the alcove storage boxes, and arched Italianate entry-ways. |

## Key Conditions Concerns:

The deterioration of decoratively painted plaster and wood surfaces.

The floor pitches to the west substantially (1 1/2" to 2"), and there are small cracks that radiate out in different directions.

| | |
|---|---|
| **Room Number:** | 110A |
| **Room Name:** | Hall A |
| **Floor Finish:** | White hexagonal ceramic tile background with a surrounding border executed in red, two greens, and blue and black octagonal flower inserts. |
| **Wall Base:** | Gray 6" marble, appears to be Georgia marble |
| **Walls:** | |
| North: | Doors to Room 105, with plaster above |
| East: | 3" x 6" ceramic tile wainscot with plaster above |
| South: | Doors to Room 110, with plaster above |
| West: | 3" x 6" ceramic tile wainscot with plaster above, door to Room 104 |
| **Others:** | |
| **Ceiling:** | Coffered plaster ceiling |
| **Windows:** | None |
| **Doors:** | Original doors in south wall to lobby |
| **Special Feature:** | |

**Key Conditions Concerns:**

There are big holes in the plaster ceiling requiring repair.

| | |
|---|---|
| **Room Number:** | 110B |
| **Room Name:** | Hall B |
| **Floor Finish:** | White hexagonal ceramic tile background with a surrounding border executed in red, two greens, and blue and black octagonal flower inserts. |
| **Wall Base:** | Gray 6" marble, appears to be Georgia marble |
| **Walls:** | |
| North: | White ceramic tile wainscot on plaster |
| East: | White ceramic tile wainscot on plaster |
| South: | White ceramic tile wainscot on plaster |
| West: | White ceramic tile wainscot on plaster |
| **Others:** | |
| **Ceiling:** | Plaster |
| **Windows:** | None |
| **Doors:** | Original doors from lobby, "Men" |
| **Special Feature:** | Decorative plaster moulding |

**Key Conditions Concerns:**

Plaster repair to walls and mouldings.

| | |
|---|---|
| **Room Number:** | 111 |
| **Room Name:** | Toilet |
| **Floor Finish:** | Concrete |
| **Wall Base:** | Georgia marble (medium gray with white swirls throughout) wainscot to 5' in height (All marble in this room appears to be Georgia marble.) |
| **Walls:** | |
| North: | Inscribed plaster |
| East: | Exposed brick |
| South: | Inscribed plaster |
| West: | Inscribed plaster |
| **Others:** | Georgia marble (medium gray with white swirls throughout) partitions |
| **Ceiling:** | Exposed concrete and rusted rebar |
| **Windows:** | One transom window with 4 translucent lights on the east |
| **Doors:** | Missing |
| **Special Feature:** | Georgia marble partitions and wainscot; men's porcelain urinals and pedestal sink with their original fixtures |

## Key Conditions Concerns:

Ceiling has exposed metal rebar and requires stabilization as well as a new finish ceiling to be installed.

| | |
|---|---|
| **Room Number:** | 112 A |
| **Room Name:** | Men's Hall |
| **Floor Finish:** | Terrazzo |
| **Wall Base:** | 6" ceramic tile |
| **Walls:** | |
| North: | 3" x 6" ceramic tile wainscot with plaster above |
| East: | |
| South: | 3" x 6" ceramic tile wainscot with plaster above |
| West: | |
| **Others:** | |
| **Ceiling:** | Plaster |
| **Windows:** | Transoms in the north wall |
| **Doors:** | Original doors in the north, east and south walls |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | 112B |
| **Room Name:** | Men's Elevator and Stair Hall |
| **Floor Finish:** | Terrazzo landing, marble treads and risers |
| **Wall Base:** | Marble |
| **Walls:** | |
| North: | 3" x 6" ceramic tile wainscot, 5' high with plaster & acoustic tile above |
| East: | 3" x 6" ceramic tile wainscot, 5' high with plaster & acoustic tile above |
| South: | 3" x 6" ceramic tile wainscot, 5' high with plaster & acoustic tile above |
| West: | 3" x 6" ceramic tile wainscot, 5' high with plaster & acoustic tile above |
| **Others:** | |
| **Ceiling:** | Underside of upper floor risers |
| **Windows:** | |
| **Doors:** | |
| **Special Feature:** | Original Otis elevator and associated equipment are still intact. |

## Key Conditions Concerns:

The underside of the stairs are metal and partially exposed. They exhibit signs of oxidation.

| | |
|---|---|
| **Room Number:** | 113 |
| **Room Name:** | Men's Bath Hall |
| **Floor Finish:** | Terrazzo |
| **Wall Base:** | Terrazzo |
| **Walls:** | |
| North: | White 3" x 6" ceramic tile |
| East: | White 3" x 6" ceramic tile |
| South: | White 3" x 6" ceramic tile |
| West: | White 3" x 6" ceramic tile |
| **Others:** | Terrazzo vapor cabinets to 6' in height |
| **Ceiling:** | White 3" x 6" ceramic tile over plaster and concrete |
| **Windows:** | Missing skylights |
| **Doors:** | Wood with metal kick plates |
| **Special Feature:** | The intact marble vapor cabinets with original brass fittings; carved marble bathing appointments; tiled barrel vaulted ceiling; and historic radiators |

## Key Conditions Concerns:

Biological growth along the walls, ceiling and skylight's tile surround. The partition wall (fired clay tiles) is wet, and there is 2" of standing water in the southeast portion of the room.

The exposed wood decking above and around the skylight framework is decaying due to biological growth and water seepage.

The white ceramic tile along the vaulted ceiling has chips, cracks and broken pieces.

| | |
|---|---|
| **Room Number:** | 114 |
| **Room Name:** | Women's Bath Hall |
| **Floor Finish:** | White hexagonal ceramic tile |
| **Wall Base:** | White 3" x 6" ceramic tile |
| **Walls:** | |
| North: | White 3" x 6" ceramic tile |
| East: | White 3" x 6" ceramic tile |
| South: | White 3" x 6" ceramic tile |
| West: | White 3" x 6" ceramic tile |
| **Others:** | Terrazzo vapor cabinets to 6' in height |
| **Ceiling:** | White 3" x 6" ceramic tile over plaster and concrete |
| **Windows:** | Missing skylights |
| **Doors:** | Wood with metal kick plates |
| **Special Feature:** | The historic needle showers; intact marble vapor cabinets with original brass fittings; carved marble bathing appointments; tiled barrel vaulted ceiling; and historic radiators |

## Key Conditions Concerns:

There is standing water throughout the room at 1" to 2" levels in some areas.

Ferns are growing out of the skylight surround, and biological growth is present all over the flooring, walls and ceiling.

The exposed wood decking above and around the skylight framework is decaying due to biological growth and water seepage.

The white ceramic tile along the ceiling, walls and flooring has chips, cracks and broken pieces.

| | |
|---|---|
| **Room Number:** | 115 |
| **Room Name:** | Men's Cooling Room |
| **Floor Finish:** | Terrazzo |
| **Wall Base:** | Terrazzo, 6" in height |
| **Walls:** | |
| North: | 3" x 6" ceramic tiles form wainscot to 5' in height. Inscribed plaster above the wainscot |
| East: | 3" x 6" ceramic tiles form wainscot to 5' in height. Inscribed plaster above the wainscot |
| South: | 3" x 6" ceramic tiles form wainscot to 5' in height. Inscribed plaster above the wainscot |
| West: | 3" x 6" ceramic tiles form wainscot to 5' in height. Inscribed plaster above the wainscot |
| **Others:** | |
| **Ceiling:** | Plaster over concrete |
| **Windows:** | Six on the south, wood frames and sills with intact 16 light windows |
| **Doors:** | One wooden door with translucent pebbled glass panel on the north, and two double doors on the west; the rest are missing. |
| **Special Feature:** | Ziggurat cut-out in the ceiling and walls at the center of the room; six windows on the south, historic door on the north with pebbled glass panel. There are decorative paint stencils in this room. |

**Key Conditions Concerns:**

Biological growth occurs on the north wall, east side, where the room abuts the Men's Bath Hall (113).

The terrazzo baseboard is badly damaged along the east wall.

| | |
|---|---|
| **Room Number:** | 116 |
| **Room Name:** | Massage |
| **Floor Finish:** | Terrazzo |
| **Wall Base:** | Terrazzo 6" in height and white ceramic tile wainscot to 5' in height |
| **Walls:** | |
| North: | Inscribed plaster over fired clay partition tile |
| East: | Inscribed plaster above the ceramic tile wainscot |
| South: | Exposed brick above the ceramic tile wainscot |
| West: | Exposed brick above the ceramic tile wainscot |
| **Others:** | |
| **Ceiling:** | Plaster over concrete |
| **Windows:** | Three wood framed windows on the south with 16 lights each, and one on the west with a fanlight above it. |
| **Doors:** | Wooden double doors with pebbled glass panels on the north and double doors to Room 115 |
| **Special Feature:** | Historic radiators; wood framed windows along the south and west walls; and decorative paint stencils that include a 15" high border of stylized floral pattern beneath 1 1/2 " metallic gold band. |

## Key Conditions Concerns:

There is severe cracking in the exposed brick at the southwest corner of this room.

| | |
|---|---|
| **Room Number:** | 117 |
| **Room Name:** | Cloakroom |
| **Floor Finish:** | Concrete |
| **Wall Base:** | None |
| **Walls:** | |
| North: | Inscribed plaster, over fired clay partition tile |
| East: | Inscribed plaster, over fired clay partition tile |
| South: | Inscribed plaster, over fired clay partition tile |
| West: | Inscribed plaster, over fired clay partition tile |
| **Others:** | Wooden partition on the west opens to the Lobby |
| **Ceiling:** | Partially intact drop ceiling |
| **Windows:** | One casement window on the west with 2 panels, 8 panes each; one filled in side light along the east entry door. |
| **Doors:** | Wood with brass push plate (the kick plate is missing) in southeast corner; opening to lobby with missing half gate in northeast corner |
| **Special Feature:** | Wood built-ins; casement window on the west |

## Key Conditions Concerns:

The peeling and damaged wall plaster.

The cracking along the north wall.

| | |
|---|---|
| **Room Number:** | 200A |
| **Room Name:** | Women's Hall |
| **Floor Finish:** | Terrazzo |
| **Wall Base:** | 6" ceramic tile |
| **Walls:** | |
| North: | Inscribed plaster appearing to be tile |
| East: | Inscribed plaster appearing to be tile |
| South: | Inscribed plaster appearing to be tile |
| West: | Inscribed plaster appearing to be tile |
| **Others:** | |
| **Ceiling:** | Plaster or plaster board over metal framing (drop ceiling) |
| **Windows:** | Casement windows in south wall |
| **Doors:** | Doorway in east wall to Massage 202 missing door |
| **Special Feature:** | Original lockers. |

**Key Conditions Concerns:**

Large pieces of the plasterboard ceiling is missing and other areas have detached from the metal superstructure.

| | |
|---|---|
| **Room Number:** | 200B |
| **Room Name:** | Men's Hall |
| **Floor Finish:** | Terrazzo |
| **Wall Base:** | 6" ceramic base |
| **Walls:** | |
| North: | Inscribed plaster appearing to be tile |
| East: | Inscribed plaster appearing to be tile |
| South: | Inscribed plaster appearing to be tile |
| West: | Inscribed plaster appearing to be tile |
| **Others:** | |
| **Ceiling:** | Plaster or plaster board over metal framing (drop ceiling) |
| **Windows:** | Casement windows in north wall |
| **Doors:** | West and south walls, including door to Janitor 214 |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | 201 |
| **Room Name:** | Massage 1 |
| **Floor Finish:** | Concrete |
| **Wall Base:** | Terrazzo, except at doorways where it appears to be Georgia marble blocks |
| **Walls:** | |
| North: | Inscribed plaster over brick |
| East: | Inscribed plaster over brick |
| South: | Inscribed plaster over fired clay partition tiles |
| West: | Inscribed plaster over fired clay partition tiles |
| **Others:** | |
| **Ceiling:** | Plaster over concrete, beams resting on partition walls |
| **Windows:** | Two casements each on the south and east, 1 panel each with 9 panes |
| **Doors:** | Wood doors, one each on west and south |
| **Special Feature:** | Historic pedestal sink with original nickel fittings |

**Key Conditions Concerns:**

There is substantial cracking in the plaster along the south, and some perpendicular cracks along the east and west walls in this room.

| | |
|---|---|
| **Room Number:** | 202 |
| **Room Name:** | Massage |
| **Floor Finish:** | Concrete |
| **Wall Base:** | Terrazzo, except at doorways where it appears to be Georgia marble blocks |
| **Walls:** | |
| North: | Inscribed plaster |
| East: | Inscribed plaster |
| South: | Inscribed plaster |
| West: | Inscribed plaster |
| **Others:** | |
| **Ceiling:** | Plaster over concrete, beams resting on partition walls |
| **Windows:** | Two casements on the east and one on the south, 1 panel each with 9 panes |
| **Doors:** | Missing |
| **Special Feature:** | Historic sign along the east wall that says "Beauty Shop" |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | 203 |
| **Room Name:** | Women's Dressing |
| **Floor Finish:** | Concrete |
| **Wall Base:** | Terrazzo, except at doorways where it appears to be Georgia marble blocks |
| **Walls:** | Metal 6' rusted pipe column partitions that do not go all the way to floor |
| North: | Scratch coat plaster over brick |
| East: | Scratch coat plaster over fired clay tile |
| South: | Scratch coat plaster |
| West: | Scratch coat plaster over fired clay tile |
| **Others:** | |
| **Ceiling:** | Scratch coat plaster over concrete beams, sitting on the partition walls |
| **Windows:** | Four casements on the north, 1 panel each with 9 panes |
| **Doors:** | Two wood doors on east and one on south |
| **Special Feature:** | |

## Key Conditions Concerns:

There is a hole in the ceiling on the south side of the room where rusted rebar is clearly visible.

| | |
|---|---|
| **Room Number:** | 204 |
| **Room Name:** | Cool Room |
| **Floor Finish:** | Gray terrazzo with white flecks |
| **Wall Base:** | None |
| **Walls:** | |
| North: | Concrete and scratch coat plaster |
| East: | Concrete and scratch coat plaster |
| South: | Concrete and scratch coat plaster |
| West: | Exposed brick; partition in front with 1" thick plaster on each side at wire mesh "C" channels at 18" |
| **Others:** | |
| **Ceiling:** | Scratch coat plaster |
| **Windows:** | Casement windows, three on north and three on west |
| **Doors:** | Arched doorways, doors missing |
| **Special Feature:** | |

## Key Conditions Concerns:

The north wall has enormous cracks radiating out across the wall (3" displacement at the widest one). There are also substantial cracks in the northwest and southwest walls. The northwest wall is by far the worst seen for this building, with cracks extending all the way across the wall.

Hole in south wall to Room 205.

| | |
|---|---|
| **Room Number:** | 205 |
| **Room Name:** | Men's Dressing Room |
| **Floor Finish:** | Gray terrazzo tile with white flecks |
| **Wall Base:** | None |
| **Walls:** | |
| North: | Inscribed stucco 6'8" in height |
| East: | Inscribed stucco 6'8" in height |
| South: | Exposed brick with inscribed stucco 6'8" |
| West: | Inscribed stucco 6'8" in height |
| **Others:** | |
| **Ceiling:** | Inscribed stucco |
| **Windows:** | Restored. Casement windows with 9 panes each; 8 on west and 3 on south |
| **Doors:** | Original double leaf acting |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | 206 |
| **Room Name:** | Female Staff |
| **Floor Finish:** | White hexagonal ceramic tile |
| **Wall Base:** | White 2" x 6" wainscot to 6'6" in height |
| **Walls:** | |
| North: | Gypsum partition tiles |
| East: | Concrete |
| South: | Gypsum partition tiles |
| West: | Gypsum partition tiles |
| **Others:** | |
| **Ceiling:** | Exposed concrete |
| **Windows:** | One casement with two translucent 6 pane panels |
| **Doors:** | Missing |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | 207 |
| **Room Name:** | Staff Bedroom |
| **Floor Finish:** | Concrete |
| **Wall Base:** | None |
| **Walls:** | |
| North: | Gypsum partition tiles |
| East: | Inscribed stucco with exposed brick above |
| South: | Gypsum partition tiles |
| West: | Gypsum partition tiles |
| **Others:** | |
| **Ceiling:** | Concrete and exposed brick |
| **Windows:** | Two casements on the west wall |
| **Doors:** | Missing |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | 208 |
| **Room Name:** | Employee Lounge |
| **Floor Finish:** | White ceramic tile (south) and terrazzo tile (north) |
| **Wall Base:** | White 2" x 6" ceramic tile to 6'6" (east) |
| **Walls:** | |
| North: | Exposed brick and inscribed plaster |
| East: | White 2" x 6" ceramic tile to 6'6" with inscribed plaster above |
| South: | |
| West: | White 2" x 6" ceramic tile to 6'6" with inscribed plaster above |
| **Others:** | |
| **Ceiling:** | Inscribed plaster |
| **Windows:** | Two casements on the north and south, 1 panel with 9 translucent panes; 4 on the east |
| **Doors:** | All missing except door to Room 209 |
| **Special Feature:** | Cut-out ziggurat wall between the north and south walls |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | 209 |
| **Room Name:** | Male Staff |
| **Floor Finish:** | Concrete |
| **Wall Base:** | Terrazzo |
| **Walls:** | |
| North: | Inscribed plaster |
| East: | Inscribed plaster |
| South: | Inscribed plaster |
| West: | Inscribed plaster |
| **Others:** | |
| **Ceiling:** | Exposed, with some remaining damaged plaster in place |
| **Windows:** | One casement on the south, 1 panel with 9 panes |
| **Doors:** | Two wood doors; one to north and one to east |
| **Special Feature:** | Historic thermostats |

## Key Conditions Concerns:

Rusted rebar in the ceiling.

| | |
|---|---|
| **Room Number:** | 210 |
| **Room Name:** | Billiard Room |
| **Floor Finish:** | Concrete |
| **Wall Base:** | Terrazzo (painted green in some places) |
| **Walls:** | |
| North: | White 2" x 6" ceramic tile wainscot to 6'6" and inscribed plaster above |
| East: | Inscribed plaster |
| South: | White 2" x 6" ceramic tile wainscot to 6'6" and inscribed plaster above |
| West: | White 2" x 6" ceramic tile wainscot to 6'6" and inscribed plaster above |
| **Others:** | |
| **Ceiling:** | Plaster |
| **Windows:** | Three casements on the south, 1 panel with 9 panes each |
| **Doors:** | Missing |
| **Special Feature:** | Decorative stencils with a series of two bands: the lower is gray with red pin-stripe borders; the second is above and more complex, predominantly ochre with orange inset diamonds both within the ochre band and in gray boxes. |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | 211 |
| **Room Name:** | Hall |
| **Floor Finish:** | Terrazzo |
| **Wall Base:** | 6" ceramic tile |
| **Walls:** | |
| North: | (No wall) |
| East: | Plaster partially missing at Room 213, Men's Toilet |
| South: | (No wall) |
| West: | Plaster |
| **Others:** | Parts of walls have tile wainscot |
| **Ceiling:** | Exposed concrete |
| **Windows:** | None |
| **Doors:** | None in place |
| **Special Feature:** | |

**Key Conditions Concerns:**

Walls are partially plastered, bare brick is present higher on the walls. Ceramic tile wainscot is present along some portions of the walls and not others. Walls removed at Room 213.

| | |
|---|---|
| **Room Number:** | 212 |
| **Room Name:** | Women's Toilet |
| **Floor Finish:** | Terrazzo |
| **Wall Base:** | 6" white ceramic tile |
| **Walls:** | |
| North: | 3" x 6" ceramic tile wainscot to 3' with plaster above |
| East: | 3" x 6" ceramic tile wainscot to 3' with plaster above |
| South: | 3" x 6" ceramic tile wainscot to 3' with plaster above |
| West: | 3" x 6" ceramic tile wainscot to 3' with plaster above |
| **Others:** | |
| **Ceiling:** | Plaster |
| **Windows:** | West wall, one hopper window |
| **Doors:** | Missing |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | 213 |
| **Room Name:** | Men's Toilet |
| **Floor Finish:** | Terrazzo |
| **Wall Base:** | 6" ceramic tile |
| **Walls:** | |
| North: | Plaster |
| East: | Plaster |
| South: | Plaster |
| West: | Removed |
| **Others:** | |
| **Ceiling:** | |
| **Windows:** | Two in east wall |
| **Doors:** | |
| **Special Feature:** | |

**Key Conditions Concerns:**

This space was full of various construction materials and was therefore obscured at the time of the assessment.

| | |
|---|---|
| **Room Number:** | 214 |
| **Room Name:** | Janitor's Closet |
| **Floor Finish:** | Terrazzo |
| **Wall Base:** | 6" ceramic tile |
| **Walls:** | |
| North: | 3" x 6" white ceramic tile wainscot to 4' with plaster above |
| East: | 3" x 6" white ceramic tile wainscot to 4' with plaster above |
| South: | 3" x 6" white ceramic tile wainscot to 4' with plaster above |
| West: | 3" x 6" white ceramic tile wainscot to 4' with plaster above |
| **Others:** | |
| **Ceiling:** | |
| **Windows:** | |
| **Doors:** | Wood door |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | 215 |
| **Room Name:** | Janitor's Closet |
| **Floor Finish:** | Terrazzo |
| **Wall Base:** | 6" ceramic tile |
| **Walls:** | |
| North: | 3" x 6" white ceramic tile wainscot to 4' with plaster above |
| East: | 3" x 6" white ceramic tile wainscot to 4' with plaster above |
| South: | 3" x 6" white ceramic tile wainscot to 4' with plaster above |
| West: | 3" x 6" white ceramic tile wainscot to 4' with plaster above |
| **Others:** | |
| **Ceiling:** | |
| **Windows:** | |
| **Doors:** | Wood door |
| **Special Feature:** | |

**Key Conditions Concerns:**

| | |
|---|---|
| **Room Number:** | 216 |
| **Room Name:** | Women's Elevator and Stair Hall |
| **Floor Finish:** | Terrazzo landing, marble treads and risers |
| **Wall Base:** | Marble |
| **Walls:** | |
| North: | 3" x 6" ceramic tile wainscot with plaster above, 5' in height |
| East: | 3" x 6" ceramic tile wainscot with plaster above, 5' in height |
| South: | 3" x 6" ceramic tile wainscot with plaster above, 5' in height |
| West: | 3" x 6" ceramic tile wainscot with plaster above, 5' in height |
| **Others:** | |
| **Ceiling:** | Underside of upper floor risers |
| **Windows:** | |
| **Doors:** | |
| **Special Feature:** | Original Otis elevator and associated equipment are still intact. |

## Key Conditions Concerns:

The underside of the stairs is metal and partially exposed. They exhibit signs of oxidation.

| | |
|---|---|
| **Room Number:** | 217 |
| **Room Name:** | Men's Elevator and Stair Hall |
| **Floor Finish:** | Terrazzo landing, marble treads and risers |
| **Wall Base:** | Marble |
| **Walls:** | |
| North: | 3" x 6" ceramic tile wainscot with plaster above, 5' in height |
| East: | 3" x 6" ceramic tile wainscot with plaster above, 5' in height |
| South: | 3" x 6" ceramic tile wainscot with plaster above, 5' in height |
| West: | 3" x 6" ceramic tile wainscot with plaster above, 5' in height |
| **Others:** | |
| **Ceiling:** | Underside of upper floor risers |
| **Windows:** | |
| **Doors:** | |
| **Special Feature:** | Original Otis elevator and associated equipment are still intact. |

**Key Conditions Concerns:**

The underside of the stairs is metal and partially exposed. They exhibit signs of oxidation.

| | |
|---|---|
| **Room Number:** | 301-350 (Except Roycroft Den, Room 327 and Maurice Office, Room 346 on following pages) |
| **Room Name:** | Individual Changing/Cooling Rooms |
| **Floor Finish:** | Concrete & terrazzo |
| **Wall Base:** | None except where noted below |
| **Walls:** | |
| North: | Generally plaster; for specifics see below |
| East: | Generally plaster; for specifics see below |
| South: | Generally plaster; for specifics see below |
| West: | Generally plaster; for specifics see below |
| **Others:** | |
| **Ceiling:** | Concrete |
| **Windows:** | |
| **Doors:** | Wood |
| **Special Feature:** | Decorative paint treatment of some hallway walls |

## Key Conditions Concerns:

There is substantial cracking and movement of the wall at the northwest corner of Room 301, indicative of a loss of integrity associated with settlement.

There is one diagonal crack attendant with movement of the building outward at the west elevation in Room 302. This crack runs through the bond beam above, up the brick, and all the way through the next wall and bond beam above. Examination of the perpendicular walls on the north elevation indicated gaps of approximately 1" at the top of the walls where they join. The partial walls do not run through the ceiling; woven wire sits on the diagonal at the top of these shorter partition walls. Plaster covered concrete beams run through these spaces and support the roof. Exterior cracks seen on the outside of the building continue through to the interior's inside face.

The flooring on this level is concrete (rooms), and terrazzo in the common areas (dark warm gray background with white flecks). Terrazzo is carried from the floor onto the face of the partition walls (corner blocks with marble) in the hallways. In several places, the walls are covered with scored plaster to replicate tiles. Partition walls are plaster with wood mouldings and wooden doors. Most of the doors are warped from the heat of bathhouse steam or are disassembled because the glue lost its integrity over time. At the northeast the floor is cracked on the diagonal. While the walls do not display any cracking the building settled slowly over time and as a result, the floor finally gave way at this location.

Room 330 is the new Phase D Mechanical Room.

| | |
|---|---|
| **Room Number:** | 327 |
| **Room Name:** | Roycroft Den |
| **Floor Finish:** | Concrete |
| **Wall Base:** | 6" marble base |
| **Walls:** | |
| North: | Wood paneling with plaster above |
| East: | Wood paneling with plaster above |
| South: | Wood paneling with plaster above |
| West: | Wood paneling with plaster above |
| **Others:** | |
| **Ceiling:** | Skylight over room with wood beams for laylights |
| **Windows:** | Large windows in the west wall with transoms above |
| **Doors:** | Door to Maurice Office/door to halls |
| **Special Feature:** | Inglenook and stone fireplace in east wall. Skylights in storage. Wood panels. |

**Key Conditions Concerns:**

Wood columns in inglenook are in poor condition.

Historic murals were removed and are in storage.

Skylight needs extensive repair.

Beams are damaged and some decorative woodwork has been removed.

Wood panels of the side walls are water damaged.

Concrete floor is powdered over 35% of the surface, cause unknown.

Missing laylights (except one in storage).

Light fixtures missing.

Original red fired clay floor tiles are missing, but pattern is evident from residual grout lines.

West windows missing, may be in storage.

| | |
|---|---|
| **Room Number:** | 346 |
| **Room Name:** | Maurice Office |
| **Floor Finish:** | White hexagonal tile |
| **Wall Base:** | Painted red concrete |
| **Walls:** | |
| North: | Plaster |
| East: | Plaster |
| South: | Plaster |
| West: | Plaster |
| **Others:** | |
| **Ceiling:** | Plaster, center cut-out for skylight |
| **Windows:** | One double hung window on the north wall |
| **Doors:** | Two, wood with wire reinforced obscured glass, "W.G. Maurice" in gold |
| **Special Feature:** | Inglenook and stone fireplace in east wall. Skylights in storage. Wood panels. |

## Key Conditions Concerns:

Wood door, typically, requires refinishing. Paint falling off wall, some plaster damage. Skylight reconstruction.

# D - CHARACTER DEFINING FEATURES

## OVERVIEW

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

> Construction began on the new Maurice Bathhouse in 1911 and was completed by 1912. The building was designed by George Gleim, Jr. of Chicago. The building was remodeled in 1915, following a design by George Mann and Eugene John Stern of Little Rock. The building, generally square in plan, is three stories in height and contains 79 rooms and nearly 30,000 square feet (including basement). The building was designed in an eclectic combination of Renaissance Revival and Mediterranean styles commonly used by architects in California such as Julia Morgan. The brick and concrete load-bearing walls are finished with stucco on the exterior, and inset with decorative colored tiles. The front elevation of the building is symmetrical, with five bay enclosed sun porch set backs between the north and south end wings. Besides the symmetry, the hierarchy of fenestration found in Renaissance Revival buildings is also present: delicate arches of the porch window and door openings on the first floor, paired nine-light windows on the second story, and enormous rectangular openings on the third floor, further illuminated by the skylight above. The predominately flat roof is finished with built-up roofing material while parapets and some other sections of roof visible from the ground level are covered with green tile. The skylights are metal frames with wire glass. On the interior the concrete beams of the beam and slab floor construction are exposed, but have been finished with plaster similar to the interior walls. The first floor contains the sun porch/entrance, lobby, stairs and elevators, men's facilities to the south, and women's facilities to the north. The arches and fluted Ionic pilasters of the lobby re-emphasize the elegance presented by the front elevation. An addition to the lobby space is the orange neon "Maurice" sign on the wall behind the marble counter of the front desk. Stained glass skylights and windows of mythical sea scenes in the men's and women's portions contribute to the sophistication of the building. The second floor contains dressing rooms for both sexes, a billiard room with mural, and various staff rooms. The third floor houses the dark paneled Roycroft Den, name after Elbert Hubbard's New York Press that promoted the Arts and Crafts movement in the United States. The den was also known as the "Dutch Den." The den was added during the 1915 remodeling, at the same time that the sun porch was constructed, the roofline changed, and the interior renovated. The den contains an inglenook fireplace with flanking benches. Carved mascarons detail the ends of the ceiling beams. The den replaced an earlier solarium. The gymnasium in the basement was also enlarged. A therapeutic pool was installed in the Maurice in 1931 to treat various forms of paralysis. Other interior remodeling work was done in 1930-31, resulting in the gymnasium function being moved to the Roycroft Den.

## AREA/FEATURES

### Site

1. Building Site/Position in Context:

Maurice 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:

Maurice 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 south of the site is the sidewalk and stairs which leads to the Grand Promenade.

3. Entry:

The front entry to Maurice bisects the site, extending to the midpoint of the elevation. There is a secondary entrance at the basement level on the buildings' south elevation, which leads to the basement.

### Exterior

4. Facade:

The facade is symmetrical about the centerline. The building is a complex series of projecting and receding masses. It is three stories in height. The sun porch projects as a one-story mass at the front of the elevation. It is flanked to the north and south by two three story masses that are terminated green tile roofs. Above the sun porch, between two far masses is another recessed portion of the building. The building is crowned with a glass skylight which creates the appearance of a four story building. The front elevation from the perspective of the plan view is most elaborate. Above the entry, there is lettering that displays the building name.

The building is eclectic Renaissance Revival and Mediterranean style . The exterior decorative materials used on Maurice are: stucco, patterned tiles between the second story windows, and green roofing tiles. A base, stringcourses, entablatures, cornices, and fenestration style and orders emphasize the Renaissance aspects of the building. The stucco, wall tiles and tiled roof refer to Mediterranean style architecture.

Large Palladian windows illuminate the sun porch. The decorative plaster detailing on the sun porch reiterates the arch, with a plaster keystone at its center. At the north and south portions of the elevation are arched windows. The sill is much higher and the lower windows are "squat" double casements with six panes each. There are fanlights above the casements, again there is articulated detailing around the window opening which extends to the base of the building. Below the window is a plaster panel, which creates the appearance of a full height window bay.

The third floor consists on numerous small changing rooms with the elaborately decorated Roycroft Room at the central portion of the west portion of the building. There are five large windows in the Roycroft Room. The skylight has a metal frame and supports with glass panels.

5. North and South Elevations:

The north and south elevations are identical to one another with the exception of the far east portion. The elevations are slightly expressed masses with similar surface detailing. The ground floor windows are rectangular and window treatments are less detailed. Towards the east, the Men and Women's Bath Halls project slightly from the main mass and the north elevation has a parapet.

6. East Elevation:

The east elevation is unique as it is essentially a separate section from the rest of the building. The first floor has three one story levels with skylights, the one and one-half story is "U" shaped. The one and one-half story and the three story have green tiled roofs. The north portion of the east elevation projects closely to the outcropping. The recessed masses of the second and third stories have smaller, high windows. There are no stringcourses or decorative tile at this elevation.

7. Roof:

Maurice's roof is the most elaborate of the structures on Bathhouse Row, in part because it was conceived as a functional part of the bathhouse. Historically, it was used for sunning. It has numerous levels and roof types. The pitched, hipped and Mansard roofs have dark green celadon finished tiles with overhanging eaves. There is a stuccoed parapet surrounding the slightly pitched roof of the sun porch and the flat roof of the northeast corner. The double hipped skylight of the west elevation greatly enhances and emphasizes the façade. The smaller skylights are strictly functional.

## 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. Descriptions of the defining features of each room will follow the room number order referred to in the interior conditions section.

Room B10: Basement Pool Room:
--Hydrotherapeutic pool from 1931, including stairs and railings in and into pool

Room 101, Women's Pack Room:
--Terrazzo floors
--6" clay tile base
--3" x 6" ceramic tile wainscot, ~6' high
--Three stained glass windows in north wall
--Two radiators along north wall

Room 102, Women's Hall:
--Terrazzo floors
--6" terrazzo base
--3" x 6" wainscot on south wall
--partition walls (~7' high) around bathing area, 3" x 6" tile
--Two bathing rooms, each with tub, shower in west room
--Transom windows in south wall

Room 102A, Women's Elevator and Stair Hall:
--Original Otis elevator

Room 103, Women's Cool Storage:
--Terrazzo floors
--6" clay tile base
--3" x 6" ceramic tile wainscot
--Three windows in north wall
--Two radiators along north wall
--Old radiator grille in east wall

Room 104, Office:
--6" terrazzo base
--Wood cabinetry along south wall
--Counter opening into Room 110, Lobby
--Dutch wood doors to Room 110, Lobby in south wall
--Window in east wall opening to Room 109, Sun Porch

Room 105, Women's Cool Room:
--Built-in bench and information board along south wall

Room 106, Men's Shower 1:
--1", 2" & 1" x 2" gray & white tiled floor and wainscot
--Needle Shower
--Marble framed doorway
--Marble heating box

Room 107, Men's Shower 2:
--1", 2" & 1" x 2" terra cotta colored tiled floor
--1", 2" & 1" x 2" gray & white tiled floor and wainscot
--Shower in NE corner with white hexagonal floor tiles
--Transom window above doorway

Room 108, Men's Pack Room:
--Terrazzo floor
--6" ceramic tile base
--3" x 6" tile wainscot, 6' high
--Skylight in center of room, with chicken wire glass
--Clerestory windows around base of skylight
--Marble partition at east wall, north portion

Room 109, Sun Porch:
--6" x 9" vitrified clay tile, burnt sienna, in herringbone pattern
--3/4" tile border in Greek key design, colors are brown, white and green
--6" quarry tile base
--Exposed wood beam ceiling
--Cornice moulding in sheet metal
--Arched windows with articulation around arch, spandrel panel at upper right and upper left of each window
--Terra cotta medallions with leaves and flowers on columns at arches

Room 110, Lobby Area:
--Hexagonal floor tile, white with flower pattern
--3/4" tile border in Greek key design, in salmon, green and white
--"MAURICE" is spelled out on the floor in front of the counter
--6" marble base
--Walls are covered with wood
--Engaged pilasters, fluted with carved Ionic capitals
--Egg and dart moulding
--Wood ceiling beams painted with faux grain
--Decorative wood ceiling panels
--18" gage metal radiator grades
--Centered arched opening behind desk, with "The Maurice Bathhouse Erected in 1911" painted above opening
--Metal valuables box in archway
--Original doors off lobby with translucent, pebbled glass panels with hexagonal wire reinforcement stating "LADIES" and "MEN" on either door
--Three archways (wood paneled) into Room 109, Sun Porch, with decorative keystones

Spaces 110A, 110B
--Hexagonal floor tiles
--3/4" tile border, in salmon, green and white
--Decorative stencils at the upper portions of the wall
--Coffered ceiling with 8" moulding in and 1'6" down wall

Room 111, Men's Toilet:
--3/4" white floor tiles
--Marble wainscot, 5' high
--Marble partition walls
--Transom windows

Room 112, Men's Hall:
--Terrazzo floors
--6" terrazzo base
--3" x 6" wainscot on north wall

Room 112B, Men's Elevator and Stair Hall:
--Original Otis elevator

Room 113, Men's Bath Hall:
--Terrazzo floor
--3" x 6" white ceramic tile, wainscot and ceiling
--Marble partition walls
--2 large skylights
--Barrel vaulted ceiling between skylights
--Shower area has 1", 2" & 1" x 2" tile
--Bathing accoutrements
--Metal lockers along NW side

Room 114, Women's Bath Hall:
--Terrazzo floor
--3" x 6" white ceramic tile, wainscot
--Marble partition walls
--1 large skylight
--Bathing accoutrements

Room 115, Men's Cool Room:
--Terrazzo floors
--6" terrazzo base
--3" x 6" ceramic tile wainscot
--Decorative stencils

Room 116, Men's Massage:
--Terrazzo floors
--6" terrazzo base
--3" x 6" ceramic tile wainscot, 5' high
--Arched window in the west wall
--Decorative stencils

Room 117, Cloak Room:
--Counter, opening to Room 110, Lobby
--Window opening to Room 109, Sun Porch

Room 201, Women's Massage 1:
--Terrazzo floor
--6" terrazzo base
--Inscribed plaster walls appearing to be tile

Room 202, Massage 2:
--Terrazzo floor
--6" terrazzo base
--Inscribed plaster walls appearing to be tile
--Radiator along south wall

Room 203, Women's Dressing Room:
--Terrazzo floor
--6" terrazzo base
--Inscribed plaster walls appearing to be tile
--6' high metal partition walls

Room 204, Women's Cool Room:
--Terrazzo floor
--6" terrazzo base
--Inscribed plaster walls appearing to be tile
--Radiator along north wall
--Arched doorway to Room 203, Women's Dressing Room

Room 205, Men's Dressing Room:
--Terrazzo floor
--6" terrazzo base
--Inscribed plaster walls appearing to be tile, 6'8" in height
--6' high metal partition walls
--Double acting leaf doors leading to hall

Room 206, Female Staff Room:
--3/4" floor tile
--Marble base
--Inscribed plaster walls appearing to be tile
--Marble partition walls

Room 208, Employee Lounge:
South
--3/4" white ceramic floor tile
--White ceramic tile base
--3" x 6" ceramic tile wainscot, 6'8" in height
--Half of room cut out in ziggurat design
North
--Terrazzo floor
--6" terrazzo base
--Inscribed plaster walls appearing to be tile

Room 209, Male Staff Room:
--Terrazzo floor
--6" terrazzo base
--Inscribed plaster walls appearing to be tile
--Radiator at south wall
--Historic thermostat

Room 210, Billiard Room:
--6" terrazzo base
--3" x 6" ceramic tile wainscot, 6'8" in height
--Tap moulding over wainscot
--Decorative stencil of two types: a bar with edging above and below and a series of diamonds within a large bar

Room 216, Women's Elevator and Stair Hall:
--Original Otis elevator

Room 217, Men's Elevator and Stair Hall:
--Original Otis elevator

Room 327, Roycroft Den:
--6" marble base
--Pyramidal skylight, with stained glass ceiling panels, currently in storage
--Wood paneling
--Wood rafters
--Mascarons, in storage
--Inglenook
--Wood columns
--Decorative moulding above nook, with brackets
--Wood benches in nook
--Stone wall
--Brick hearth
--Vitrified clay tile floor in inglenook
--Five large windows in west wall
--Gymnasium equipment, though not original it refers to one of the room's later functions

Third Floor Changing Rooms:
--Individual rooms, with partial walls
--Terrazzo floors
--Inscribed plaster walls appearing to be tile
--Decorative paint treatment on some hallway walls

10. Stairways & Elevators:

The staircases are located behind the lobby through the separate quarters. Each staircase has terrazzo floors at the first level landing, marble treads and risers, a marble base and 5' 3" x 6"high tile wainscot. The elevators have 18 gauge metal wire mesh cages.

11. Utility Spaces:

The utility spaces are located in the basement.

12. Doors:

The entrance doors are original with the original hardware remaining. Many of the doors in Maurice are the original with special features such as opaque glass panels with black and gold lettering, as seen off the lobby leading to the Men's and Women's quarters and connecting various bathing rooms.

## 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. Maurice 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 emphasizes the high style sought after by the planners and create a strong sense of place.

As a part of the historic Bathhouse Row, the Maurice 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 the 1915 renovations when the sun parlor or porch was added to the façade and the false mansard roof was added to the parapet. In 1921, the cooling tanks were added to the rear and it is believed that the skylights were added at this time. In addition, some interior spatial rearrangements were made.

Determining whether or not remaining building fabric still conveys the intent of the original architectural design requires a closer look. Maurice is by far the most intact of the bathhouses being evaluated. Interior changes include transforming the solarium to the Roycroft Room. It retains almost all of its historic surfaces and bathing appurtenances, decorative elements, and artwork, such as skylights. In 1930, the Roycroft Room changed function again and was converted to the Gymnasium. In 1931, the underwater therapeutic pool was added to the basement. In 1939, the first floor walls were removed between the Dressing Room and the Cooling Room, and from between the Mercury Room and the Massage Parlor.

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 Sun Porch, the Office, the Cloak Room, the Women's Bath Hall, the Men's Bath Hall, the Men's Pack Room, the Roycroft Room and the Stairs and Elevators. Even with the amount of deterioration present in the interior, what remains within the largely unaltered spaces conveys a sense of the original architectural design. Thus the importance of the remaining historic fabric is a consideration in making preservation treatment decisions.

# II - TREATMENT AND USE

## A - ULTIMATE TREATMENT AND USE

This narrative discusses and analyses the ultimate treatment and use of the Maurice 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, 2003 by Chamberlin Architects. Recommended treatment in general is to preserve the extant historic materials and features, and not to restore missing features except in identified primary historic areas and then only when sufficient documentation exists to accurately reconstruct the missing feature.

The Maurice 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. | • Historic finishes and fixtures will be repaired or replaced to match as closely as possible the remaining historic fabric and historic photographs.<br>• 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.<br>• Every effort will be made to conceal ductwork, conduits, piping and fire sprinkler systems.<br>• 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.<br>• 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.<br>• 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.<br>• Ductwork, conduits or fire sprinkler systems will be concealed when reasonable. |
| **3) TERTIARY HISTORIC AREA** | These are primarily basement areas that are subject to hot springs seeps and occasional flooding and attic areas not typically accessed. | • These will be cleaned, stabilized and finished to a utility level. |

**HISTORIC SPACES**

The Bathhouse Row Adaptive Use Program Technical Report for the Maurice Bathhouse identifies several areas as being Distinguishing Historic Interior Space. These primary historic areas include the Lobby, Sun Porch, North and South Elevator and Stair, first floor Men's Bath Hall, third floor Roycroft Den, and the basement Pool. Additional primary historic areas, which were identified by further research and field investigation, are the first floor Men's Pack Room, Women's Bath Hall, Office and Cloakroom off the Lobby, second floor Billiard Room, and the third floor Maurice Office off of the Roycroft Den. 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.

## PROGRAM

The program for the Maurice 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 $12^{th}$ grade, data processing, professional services.

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

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

# B - REQUIREMENTS FOR TREATMENT

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

## CODES

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

## LIFE SAFETY

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

The existing interior stairs, a primary historic area, do not meet code for enclosure or separation on the second floor. Other life safety features can be incorporated to offset this deficiency using the Section 3409 *Compliance Alternatives*. Therefore the historic stairs can remain and a second exit from the second floor is not required. Smoke detectors will be installed throughout all floor areas. A fire 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 Maurice 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 Maurice Bathhouse is a three-story structure comprised of load bearing exterior brick walls, some interior load-bearing brick walls, and concrete framing. The perimeter basement walls are cast concrete. The foundation system, while not specifically indicated on any extant drawings, is assumed to be consistent with the other bathhouses that are shallow spread footings. Interior partitions are either clay tile faced with plaster or brick.

The basement extends over about 80% of the building footprint. The rear of the basement bay is a crawlspace area separated from the basement with a concrete wall that appears to retain the rock and fill in the crawlspace.

The floor structures are comprised of cast-in-place beam and slab construction supported on the bearing walls. Tile or terrazzo cover some areas, primarily the entry lobby and the original bath halls.

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 Maurice Bathhouse Structural Systems analysis in the appendix and to the Phase A Stabilization documents prepared by The Schemmer Associates.

### MECHANICAL AND ELECTRICAL

Refer to Maurice Bathhouse Mechanical Systems and Maurice 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 exits are required from the first floor, only one exists.
2. Two stairs exist from the upper level but they do not meet the separation or enclosure requirements.
3. 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

Three exit locations were considered, one to the north and two to the south.

### 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 as shown. Elevator 2 was eliminated because the dimensions of the existing shaft would not fit an accessible elevator and the structural changes necessary to enlarge it were not practical.

### PREFERRED ALTERNATIVE

The four elevator options studied are:

| **Option 1: Elevator 1 with Exit 2** | |
|---|---|
| Advantages | Disadvantages |
| Least impact on leasable space | Exit impacts historic walk to Steven's Balustrade |
| Utilized existing hall/circulation | Exit requires new bridge and pathway through existing landscape along historic walkway |
| | Elevator location requires non-standard/non-compliant cab to fit existing structure |
| | Elevator impacts the Distinguishing Historic Interior Space of stair hall |

| **Option 3: Elevator 3 with Exit 3** | |
|---|---|
| Advantages | Disadvantages |
| No impact to designated Distinguishing Historic Interior Space | Requires relocation of existing Phase A transfer air duct and sidewall grilles |
| North side exit has least impact on significant historic exterior space. | Impacts basement pool - Distinguishing Historic Interior Space |
| Elevator, exit and hall adjacent to mechanical room | Remnant of Women's Cool Room difficult to use |
| | Significant impact on historic fabric of third floor |

| **Option 4: Elevator 4 with Exit 1** | |
|---|---|
| Advantages | Disadvantages |
| Second least impact on leasable space | Exit impacts historic walk to Steven's Balustrade |
| Allows more efficient circulation | Exit requires new bridge and pathway through existing landscape along historic walkway |
| Least impact to historic fabric of the third floor | Elevator opens on to Distinguishing Historic Interior Space of stair hall on all three floors |
| | |

| **Option 5: Elevator 5 with Exit 1** | |
|---|---|
| Advantages | Disadvantages |
| | Requires relocation of existing Phase A supply register |
| | Exit impacts historic walk to Steven's Balustrade |
| | Exit requires new bridge and pathway through existing landscape along historic walkway |
| | Requires infill of historic double doors |
| | Requires double sided elevator to avoid impacting Roycroft Den |
| | Elevator impacts Distinguishing Historic Interior Space of stair hall on all three floors |

**Option 1**: Putting a new enclosed elevator shaft in this location would have a major impact on the historic character of the stair. The existing elevator is one of a pair of early 20th century Otis elevators surrounded with an open mesh. The cab is partially open and the cables and guides are all exposed. The mesh enclosure allows a visual connection between floors. Enclosing this shaft would effectively close off this visual connection and remove a

significant element of the historic building. The second historic elevator on the women's side would remain. Reusing this shaft would also require the use of a nonstandard size cab.

**Option 2:** This option was rejected because it utilized an existing shaft that is too small to accommodate a standard elevator cab without major structural modifications.

**Option 3**: Exit 3 would seem to be the preferred exit location. Exits 1 and 2 would have a major impact on the facade and landscape adjacent to the historic walkway to the Steven's Balustrade. Exit 3 also would allow easy access to the mechanical room. Elevator option 3, while convenient to the preferred exit, significantly reduces the usable space in the Women's Cool Room. But both the Women's Cool Room and Office are already effectively cut off from the rest of the lease space by the new mechanical room. The Women's Cool Room while not designated as Distinguishing Historic Interior Space does contain colored glass arched windows. It would also impact the Women's Cool Room on the second floor and require additional space for circulation.

**Option 4**: This elevator location does open on to the Distinguishing Historic Interior Space of the stair hall but the impact is minimal because an existing doorway can be used for the elevator opening. It also gives the most flexibility to the remaining leasable space. If combined with exit option 3 the whole south side (men's side) could be one contiguous lease space. This elevator option also has the least impact on the historic fabric of the third floor leaving the option open to restore part or all of this floor.

**Option 5**: This elevator location is similar to elevator 4 but without 4's advantages. It would require infilling an existing door into the stair hall as well as eliminating an existing double door into the Men's Cool Room. Combined with exit 1 it also cut off the men's Massage room from the rest of the space. It would also require additional circulation on the second floor. It also requires a new opening into the stair hall on the third floor and has a significant impact on the ability to restore this area of the third floor.

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

1. Impact to Historic Landscape.
2. Impact to Historic Building Fabric/Historic Space Use.
3. Alteration of Building Exterior.
4. Leaseability – Circulation/Continuity of Leased Space.
5. Ease of Maintenance.
6. Phase A Coordination.

During the Value Analysis Option 2 was added back. Section 4.1.6 Paragraph (3) Subparagraph (c) of the ADA Accessibility Guidelines for Buildings (also see Uniform Federal Accessibility Standards Section 4.1.6 Paragraph (4) Subparagraph (c)) allows minimum cab size to be reduced where existing shaft configuration or technical infeasibility prohibits strict compliance. This allows the existing shaft to be reused for a new elevator without major structural changes. An Option 1A was also added which would restore the

existing elevator on the north side rather than the existing elevator on the south side as in Option 1. Option 1A also paired this elevator location with exit 3 which is also located on the north side of the building. The analysis addressed the relative costs of each option as they relate to the calculated level of importance generated by the study and challenged each option, including those that apparently represented a poorer choice, in order to unanimously reach a conclusion. The analysis added a cost assumption that for the options not utilizing a historic elevator those options would entail costs to rehabilitate both historic elevators suitable as a static display. This is based on the recognition that the elevators are highly significant character defining features of the building and would be retained and suitably preserved in place even if they were not placed in operable condition. The analysis demonstrated that Option 1A offers the greatest advantage for the amount of money spent. In consideration of the significance of the historic elevator Option 1A was preferred pending further evaluation of the estimated costs relative to the project budget. If the additional estimate and budget analysis indicate that Option 1A is beyond the budget then Option 2 is the second preferred alternative.

After the Value Analysis a fourth location for a second exit was considered and added as an amendment to the Value Analysis report. This exit, exit 4, exits from the north side of the building utilizing an existing window in the northwest corner of room 114. Exit 4 has similar advantages to exit 3 in that it has less impact than exits 1 and 2 on a significant historic exterior space. The advantage of exit 4 is that it does not cut through the Women's Cool Room making this space usable as lease space. Exit 3 would have reduced the size of this room significantly. Also the required accessibility ramp for exit 4, which is further to the east than exit 3, away from the front of the building, would have less impact on the historically significant west elevation and landscape area. For these reasons it was decided that exit 4 was the preferred exit alternative either with elevator Option 1A or 2.

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. 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 (MAURICE BATHHOUSE)

### Early Use of the Hot Springs, Pre-1804

Early human use of the area is known to extend back nearly10,000 years. However, Native American use had no lasting effect on the Hot Springs Creek Valley. 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 many buildings stretched in a linear north-south pattern along Hot Springs Creek. An 1876 government commission formed to resolve the area's land-disputes formally laid out the town of Hot Springs, condemned buildings on government land and outlined the basic shape of the landscape as we know it today. As a result, Bathhouse Row evolved from a jumble of buildings – some built directly over Hot Springs Creek for easy drainage of their baths – to an ordered, more formal arrangement.

The Hot Springs Creek Arch was constructed in 1884-1886 when the U.S. Army Corps of Engineers walled over the creek with a rocky masonry arch/culvert. This provided level topography on which to develop a formal landscape and promenade in front of the bathhouses. A Victorian-style bathhouse – built 1888 – occupied Maurice'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 by 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 Maurice bathhouse opened in 1912, constructed in a combination of Italian Renaissance Revival and Mediterranean styles. The new building occupied a much larger portion of the site than the former buildings, and was partially built into the hillside. Entry to the new building was formal, with a central ramp and staircase, with the ramp being an early example of universal access.



Figure CLA-1: Original Maurice bathhouse in the 1890s, with elm and Magnolia trees and ornamental plantings set in turf. Note narrow entry sidewalk and lack of clipped hedge (HOSP Archives).

Soon after the new Maurice bathhouse opened, a fountain made of "large Quartz crystals in sand around a bronze core" was constructed on the bathhouse's entry sidewalk. Its date of construction is unclear; however, it appears in early photographs of the new building (EDAW, p. 8).

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 Maurice bathhouse continued to operate during this period as a successful enterprise, with little change to the landscape. Plantings remained formal, with a row of royal paulownia trees in the building's front lawn (along the sidewalk) and deciduous shrubs at its base.

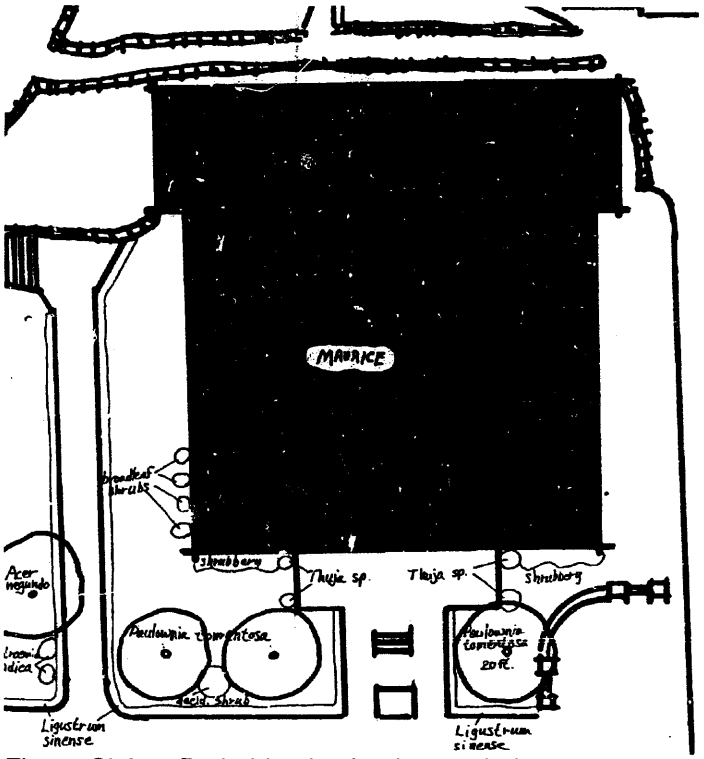


Figure CLA-2: Probable planting layout during the 1930s. (TIC item 20028).

### Decline and Resurgence of Bathhouse Row, 1947 – Present

The bathhouses saw peak visitation just after World War II, mainly due to the lifting of wartime travel restrictions and use by former military personnel who had been rehabilitated in the spring waters during the war. However, bathing began to decline in the late 1940's, partly because of medical advances and the introduction of antibiotics. This decline continued through the following decades, and as a result, most of the bathhouses on Bathhouse Row closed. Maurice's concessioner closed the bathhouse in 1974.

After 1974, landscape-related activities at the bathhouse focused on maintenance of existing facilities. In 1982, the Quartz Fountain was removed (EDAW, p. 8). Although this was probably done to simplify maintenance of the bathhouse, references do not state the official reason.

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.



Figure CLA-3: The Quartz Fountain was located in front of Maurice until 1982 (HOSP Archives).

# CHRONOLOGY OF DEVELOPMENT AND USE

## EARLY USE OF THE HOT SPRINGS, PRE-1804

- No Relevant or Surviving Features

## EXPLORATION AND EARLY SETTLEMENT, 1804-1870

- No Relevant or Surviving Features

## EMERGENCE OF THE SPA AND THE RESERVATION, 1870-1892

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

| | *Landscape Feature* | *Contributing* |
|---|---|---|
| **Vegetation** | | |
| Lawn | Creek Arch provided level ground plane in front of bathhouses, which was planted with Kentucky bluegrass and clover | Contributing |
| **Buildings and Structures** | | |
| Bathhouses | Victorian-style Maurice bathhouse occupies site | 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**

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

**DEVELOPMENT OF THE RESERVATION, 1892-1897 (CONTINUED)**

| | *Landscape Feature* | *Contributing* |
|---|---|---|
| Tree-row | Trees (probably royal paulownia) along sidewalk planted to form arched canopy | Missing |
| **Buildings and Structures** | | |
| Bathhouses | Victorian-style Maurice bathhouse occupies site | Missing |
| Facade | Building facade 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

| | *Landscape Feature* | *Contributing* |
|---|---|---|
| **Spatial Organization** | | |
| Western Orientation | Bathhouse originally oriented to Hot Springs Creek, which after construction of the Creek Arch became the front lawn and Magnolia Promenade | Contributing |
| Linear Organization | Unified linear space in front of and including Victorian bathhouses | Contributing |
| Topographical Constraint | Rear of bathhouse bounded by hillside | Contributing |
| **Circulation** | | |
| Main Access | Convenient bathhouse access through central main entrance and sidewalk from Magnolia Promenade | Contributing |
| Service Access | Curved ramp on south side provided access to building's basement | 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 | Missing |

| | *Landscape Feature* | *Contributing* |
|---|---|---|
| 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 style bathhouse occupies site (built 1912) – Italian Renaissance Revival and Mediterranean styles | Contributing |
| Facade | Building facade limited views and established strong vertical edge. It also defined a formal style for plantings | Contributing |
| 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** | | |
| Quartz Fountain | Fountain made of "large quartz crystals in sand around a bronze core" placed in the bathhouse's entry walk allowed visitors to drink thermal water | Missing |
| **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 |

| | *Landscape Feature* | *Contributing* |
|---|---|---|
| **Connection between Building and Landscape** | | |
| Bathhouse Main Entrance | Sidewalk connecting the Magnolia Promenade and the building entrance provided the main connection between the building and landscape. | Contributing |
| Side Entrance | Sloping curved concrete ramp provided service access to building's basement | 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

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

| | *Landscape Feature* | *Contributing* |
|---|---|---|
| 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 style bathhouse occupies site (built 1912) – Italian Renaissance Revival and Mediterranean styles | Contributing |
| Facade | Building façade 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 | Contributing |
| **Water Features** | | |
| Quartz Fountain | Fountain made of "large quartz crystals in sand around a bronze core" placed in the bathhouse's entry walk allowed visitors to drink thermal water | Missing |
| **Small Scale Features*** | | |
| Street Lamps | Beginning in 1914, five-cluster globe-type street lamps were installed in front of the bathhouses to light the Magnolia Promenade. These numbered 20 by 1929. | Contributing |

| | *Landscape Feature* | *Contributing* |
|---|---|---|
| Signs on Bathhouse | Up until the 1930s the role of signs along Bathhouse Row was to identify bathhouses and advertise their facilities. This includes "Maurice" sign above the main entrance and the plaques next to the front door | 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 | Sloping curved concrete ramp provided service access to building's basement | 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**

| | *Landscape Feature* | *Contributing* |
|---|---|---|
| **Spatial Organization** | | |
| Western Orientation | Bathhouse originally oriented to Hot Springs Creek, which after construction of the Creek Arch became the front lawn and Magnolia Promenade | Contributing |
| Linear Organization | Unified linear space in front of and including bathhouses | Contributing |
| Topographical Constraint | Rear of bathhouse bounded by hillside | Contributing |
| **Circulation** | | |
| Main Access | Convenient bathhouse access through central main entrance and sidewalk from Magnolia Promenade | Contributing |
| Service Access | Curved ramp on south side provided access to building's basement | Contributing |
| **Topography** | | |
| Level Front Area | Linear, level strip of land in front of bathhouses created by Hot Springs arch in 1880s | Contributing |
| Mountainside Cut | Slope behind bathhouse cut into to provide space for constructing bathhouse | Contributing |
| **Land Use Practices and Resulting Patterns** | | |
| Recreation | Landscape around bathhouse provided a link in the setting for passive recreation (ie walking, etc.) | Contributing |
| **Views and Vistas** | | |
| Architecture | Building façades 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)**

| | *Landscape Feature* | *Contributing* |
|---|---|---|
| Foundation Plantings | Plants were placed along the base of the bathhouse to soften and conceal its foundation | Missing |
| Holly Tree-Row | Trees 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 style bathhouse occupies site (built 1912) – Italian Renaissance Revival and Mediterranean styles | Contributing |
| Facade | Building façade limited views and established strong vertical edge. It also defined a formal style for 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** | | |
| Quartz Fountain | Fountain made of "large quartz crystals in sand around a bronze core" placed in the bathhouse's entry walk allowed visitors to drink thermal water | Missing |
| **Small Scale Features*** | | |
| Street Lamps | Beginning in 1914, five-cluster globe-type street lamps were installed in front of the bathhouses to light the Magnolia Promenade, and are still in place | Contributing |

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

| | *Landscape Feature* | *Contributing* |
|---|---|---|
| Signs on Bathhouse | Up until the 1930s the role of signs along Bathhouse Row was to identify bathhouses and advertise their facilities. This includes "Maurice" sign above the main entrance, and plaques next to the entrance door | Contributing |
| Signs - Other | Modern identification, directional and interpretive signs in front of Maurice 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 Entrance | Sloping curved concrete ramp provided service access to building's basement | Contributing |

## EVALUATION OF INTEGRITY

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

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



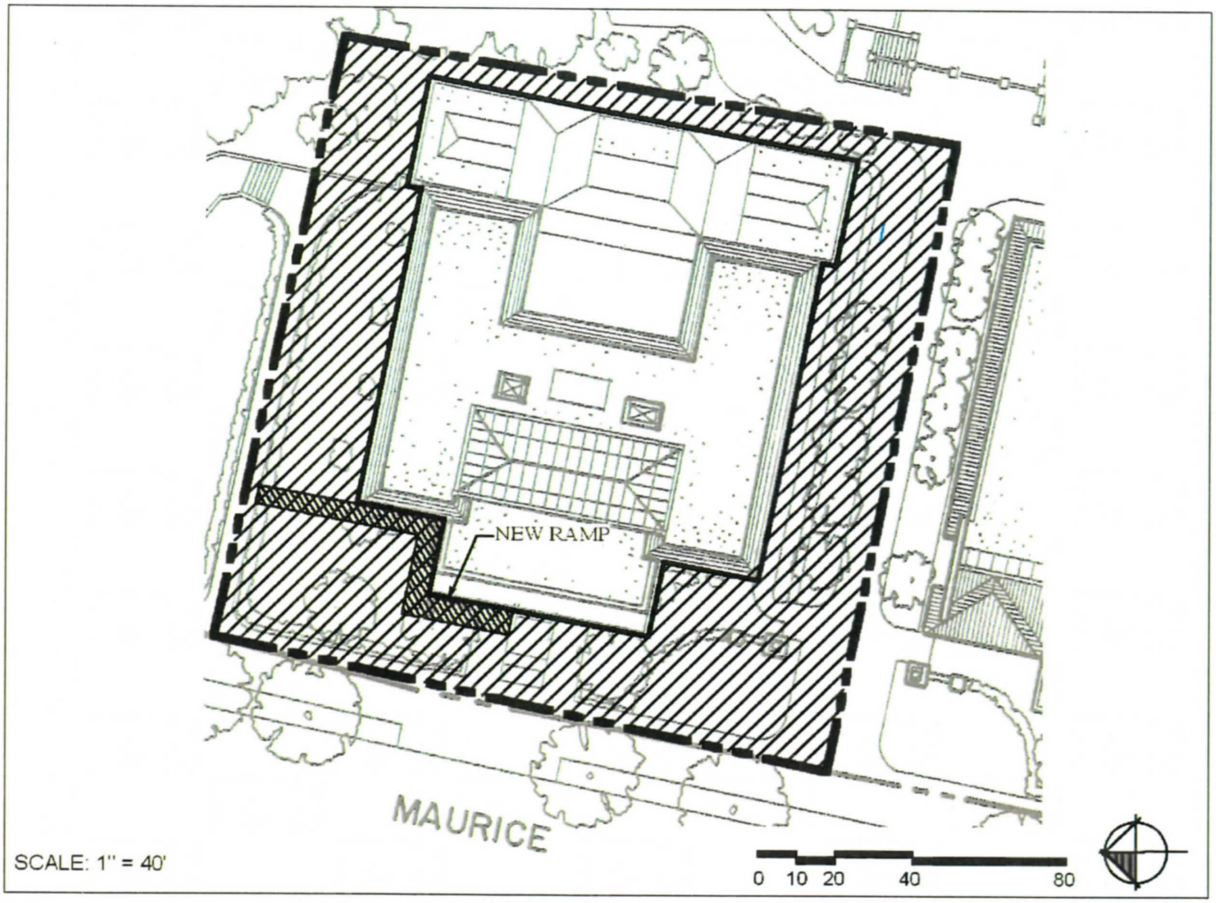
Figure CLA-4: The Main Entrance, of which the northern half is part of Maurice's project area, has been replanted by a local non-profit.. (Shapins Associates, 2003)

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

MAURICE BATHHOUSE

## CULTURAL LANDSCAPE INTEGRITY

NOVEMBER, 2003




**PROJECT BOUNDARY**

Figure CLA-5

**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.

### 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 Maurice bathhouse during the 2003 shell and core rehabilitation project will not result in a significant impact to its cultural landscape's integrity. These modifications consist of construction of a universally accessible ramp at the bathhouse entrance, and removal of some ornamental vegetation. 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 northern side of the building front, and will be constructed in the architectural style of Maurice. 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 and its associated landings will also create a

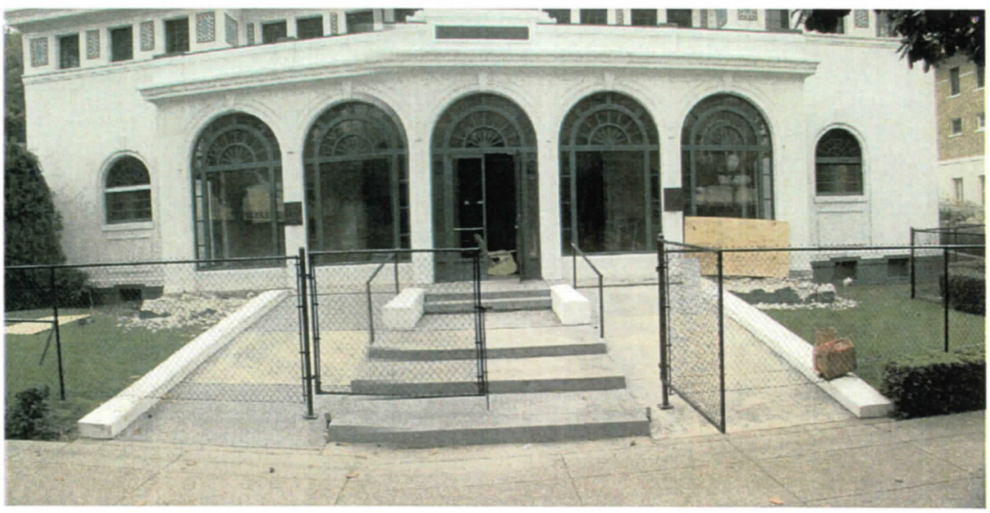


Figure CLA-6: Maurice was designed with strict architectural symmetry. The new Universal Access ramp will be placed on the left side of the facade. (Shapins Associates, 2003)

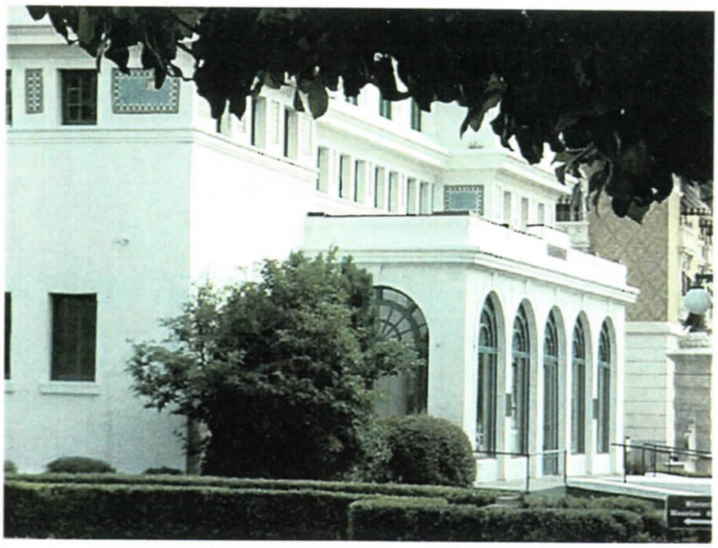


Figure CLA-7: Location of proposed universal access ramp would alter the building's strict symmetry. Note the flat lawn would be regraded to slope upward toward the entrance, and ornamental vegetation at the building's corner removed..(Shapins Associates, 2003)

distraction from the building's dominant lines, and add a non-historic element to the façade. It will not markedly change the size and scale of the front lawn against which the building is seen, or other current vegetative features. 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 a feeling of symmetry. Vegetation restoration can contribute to this feeling, by distracting from the building's dominant lines. The building's planting scheme in the1930s – as shown in the 1987 Wright/O'Gwdynn vegetation study – indicates foundation plantings of shrubs, and a line of Royal Paulownia trees (Paulownia tomentosa) on the east side of the Magnolia Promenade. These plantings can focus visitor's attention away from the ramp and toward historic building features.

### Front Lawn Regrading

As part of the universally accessible ramp modification, plans call for regrading the northern quadrant of the front lawn to meet the top of the ramp – a height change of about 30". This change will result in a loss of integrity to the cultural landscape, and should not be implemented. Instead, the lawn should be left relatively flat in order to remain in character with its historic configuration, and the ramp wall finished in the style of existing building walls.

### Entrance Porch Replacement

Concrete porch structures at the north and south end of the main entry to Maurice are being replaced due to deterioration, and in order that they visually match the new universal access ramp. Insofar as this replacement matches the original construction profile, it will have no impact on the cultural landscape.

### Entrance Ramp Handrails

Handrails on Maurice's entry stairs/ramps were originally constructed of steel pipe rail. They are being replaced with aluminum pipe rail. This is a non-historic material being substituted for the original. The Secretary of the Interior's Standards for the Treatment of Historic Properties calls for replacement materials to approximate the original both physically and visually, unless in-kind materials are not available. Therefore use of steel pipe handrail should be considered before installing the aluminum pipe rail.



Figure CLA-9: The north side and back side of Maurice is flanked with a runoff drainage channel. As iin this photograph, the edges of the channel is planted with ornamental shrubs. (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.



Figure CLA-8: Maurice still retains some of its ornamental vegetation, such as this Redbud tree on the north side. Restoration of additional vegetation at the building's front could mitigate the effects of the universal access ramp. (Shapins Associates, 2003)

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.

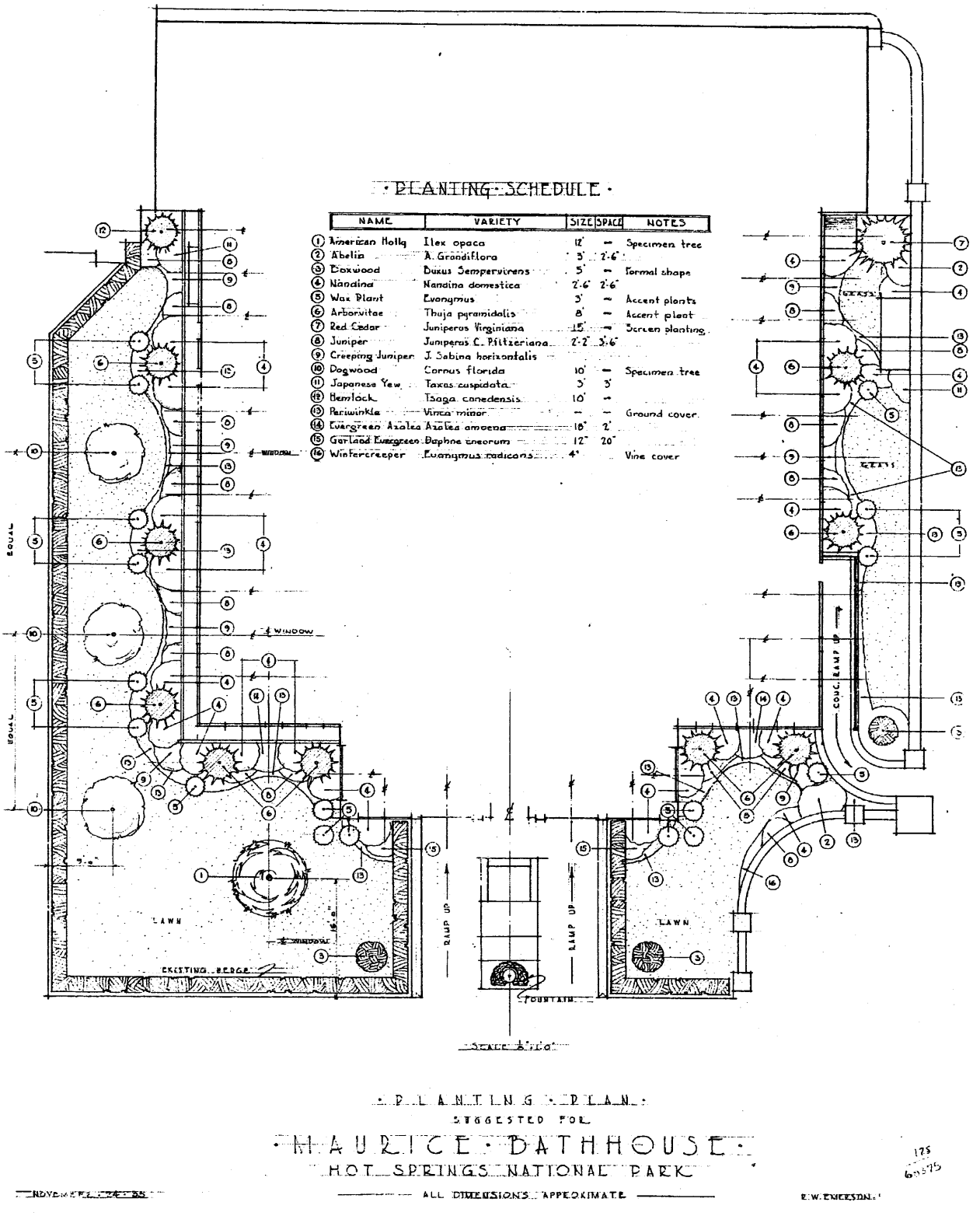



Figure CLA-10: 1935 Planting Schedule for Maurice bathhouse. Although it is uncertain as to whether this plan was fully implemented, this Schedule can provide guideance for planting rehabilitation. (TIC Item 128-60375)

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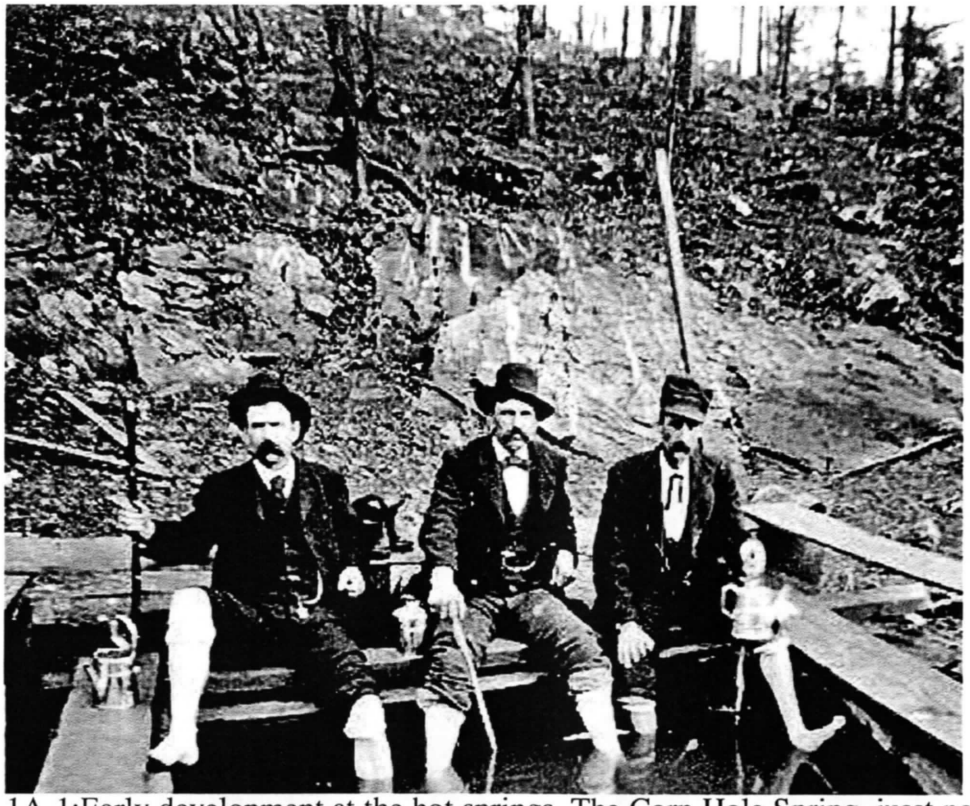
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1C-487: Room 346. Maurice Office. Detail Chamberlin. 11/03.....AA-310

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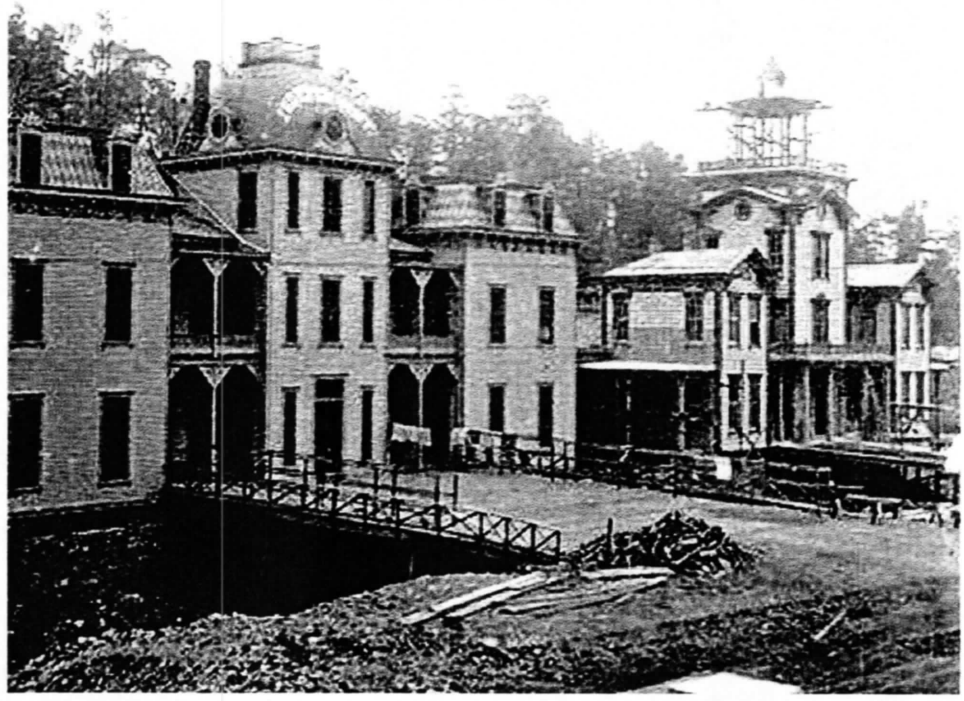
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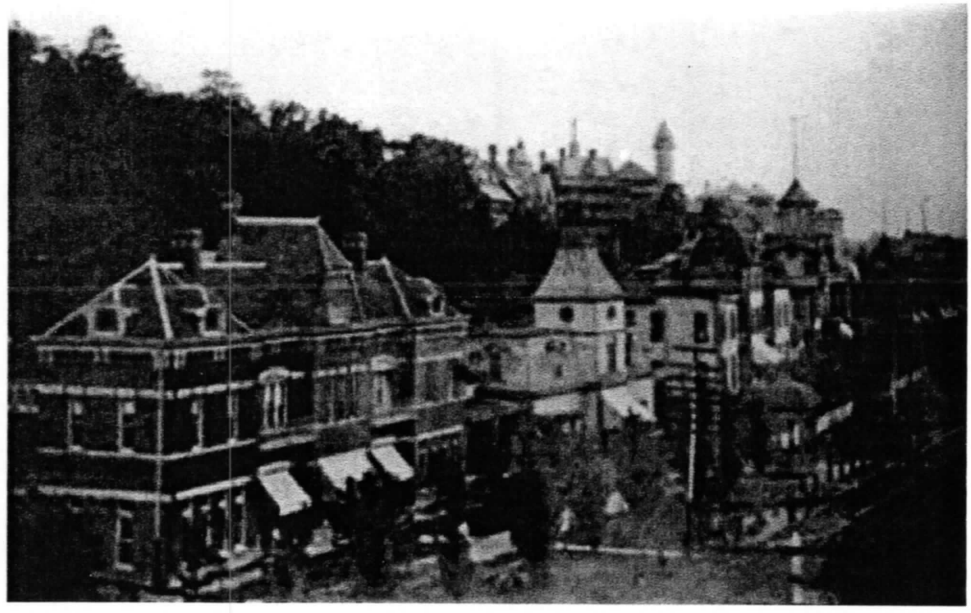
1A-1:Early development at the hot springs. The Corn Hole Spring, jusst north of the 2nd level of the present formal entrance balustrade. Photo from the archives at Hot Springs National Park. c. 1877



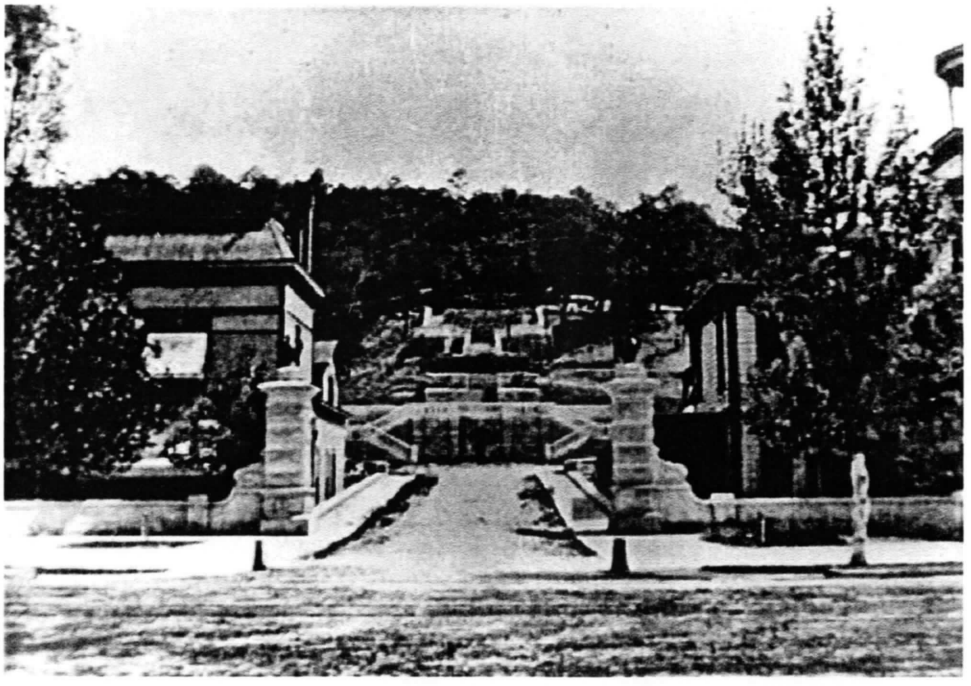
1A-2:Development of Bathhouse Row, Hot Springs, Arkansas. Photo from the archives at Hot Springs National Park. c. 1880



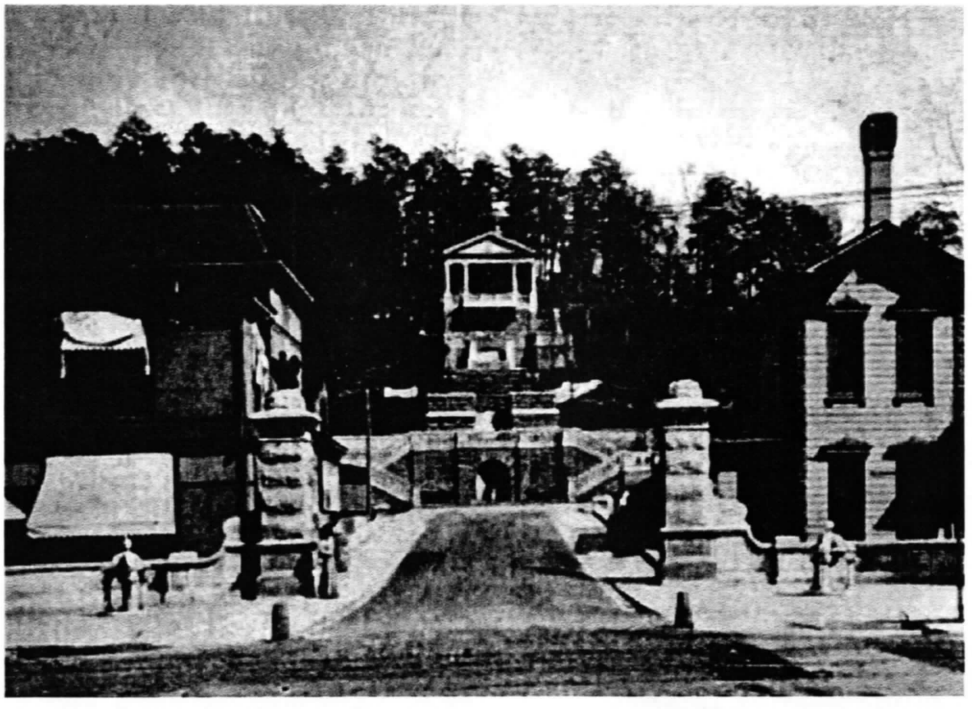
1A-3: Development of Bathhouse Row, Hot Springs, Arkansas. Note the Maurice is on the left. Photo from the archives at Hot Springs National Park. c. 1890



1A-4: Development of Bathhouse Row, Hot Springs, Arkansas. Note the Maurice is the third building in from the left. Photo from the archives at Hot Springs National Park. c. 1887



1A-5: Development of Bathhouse Row, Hot Springs, Arkansas. Note the Maurice is on the left. Photo from the archives at Hot Springs National Park. c. 1887



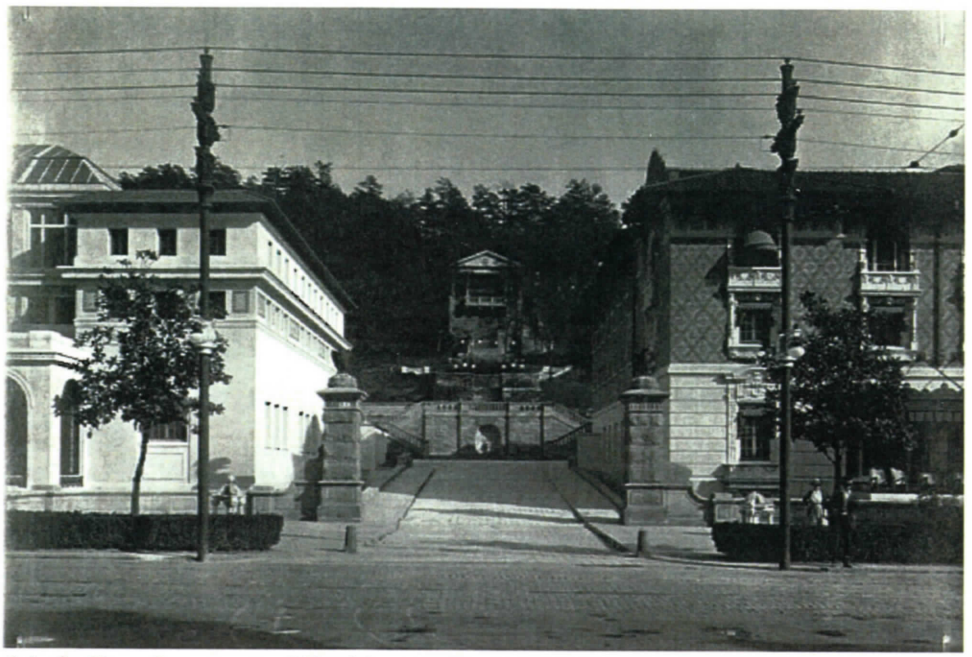
1A-6: Development of Bathhouse Row, Hot Springs, Arkansas. Note the Maurice is on the left. Photo from the archives at Hot Springs National Park. c. 1887



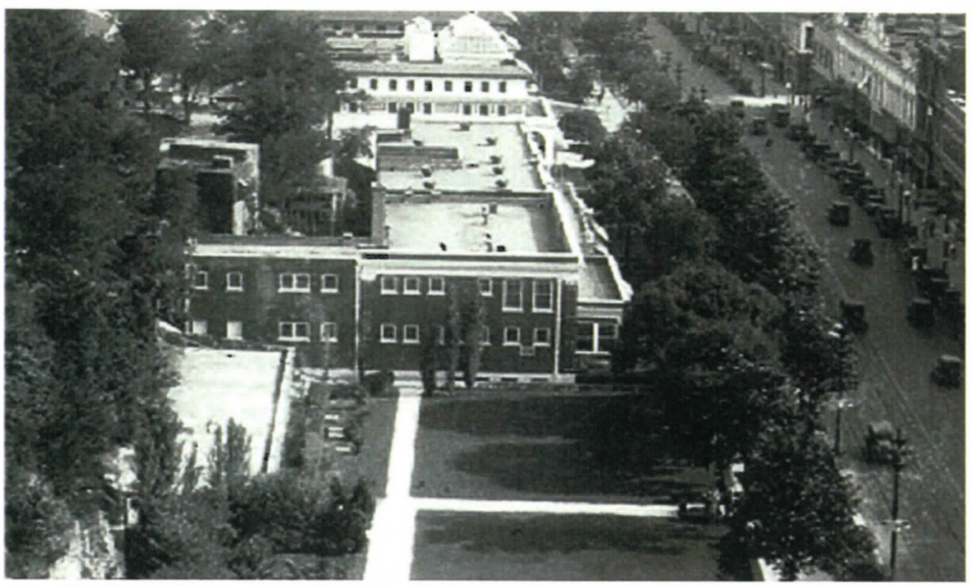
1A-7: Development of Bathhouse Row, Hot Springs, Arkansas. Note the Maurice is the second building in, on the left. Photo from the archives at Hot Springs National Park. c. 1940s



1A-8: Development of Bathhouse Row, Hot Springs, Arkansas. Note the Maurice is the first building on the left. Photo from the archives at Hot Springs National Park. c. 1930s



1A-9: Development of Bathhouse Row, Hot Springs, Arkansas. Note the Maurice is on the left. Photo from the archives at Hot Springs National Park. c. 1930s



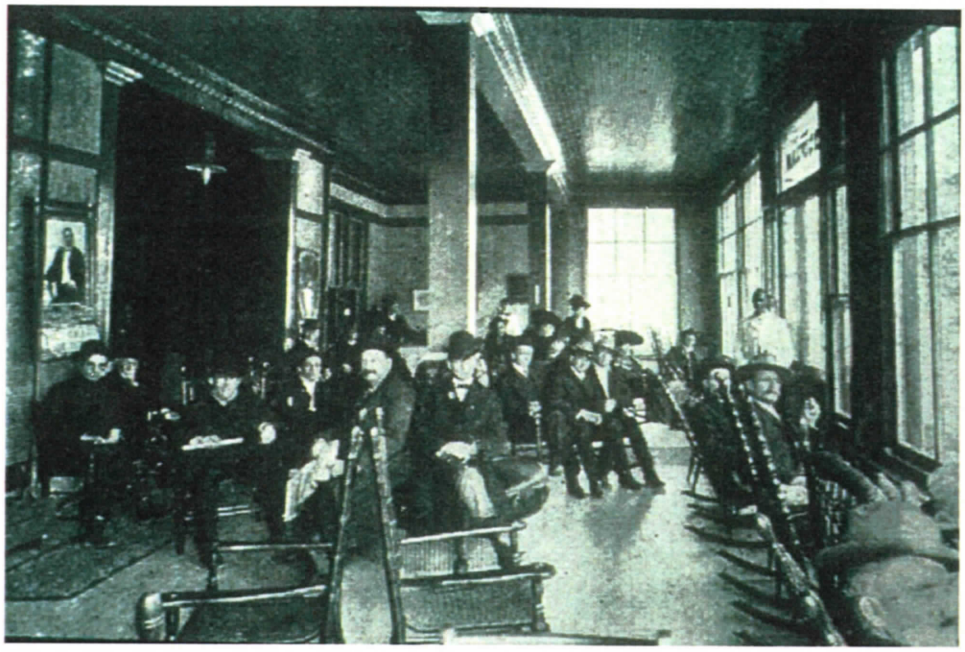
1A-10: Development of Bathhouse Row, Hot Springs, Arkansas. Note the Maurice is the third building in from the left. Photo from the archives at Hot Springs National Park. c. 1930s



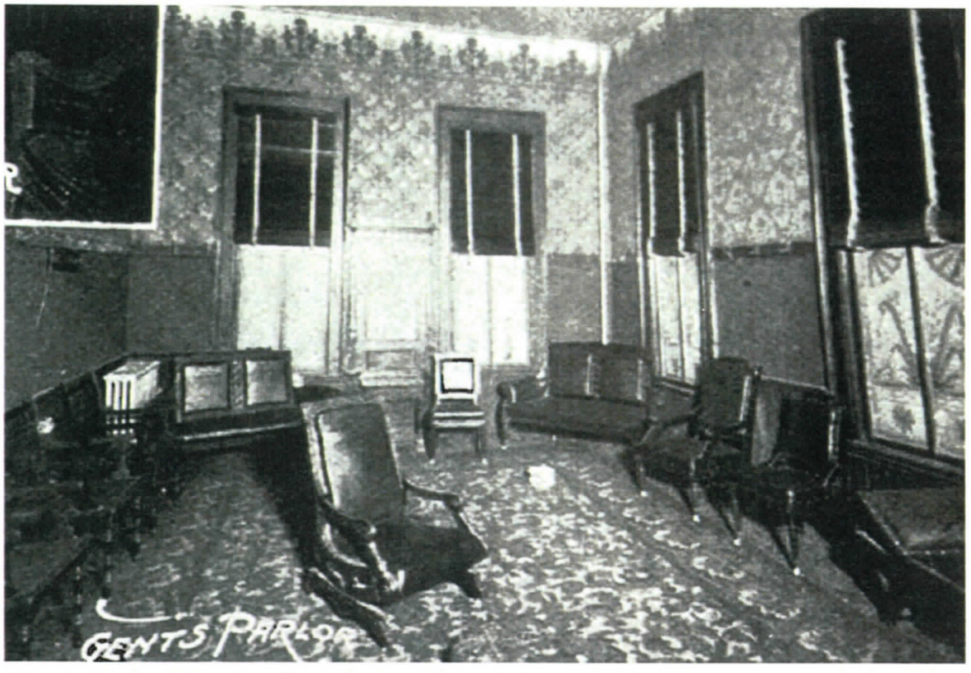

1B-1: Early Maurice Bathhouse. Postcard from the archives at Hot Springs National Park. c. 1893




1B-2: Early Maurice Bathhouse. Photo from the archives at Hot Springs National Park. c. 1895



1B-3: Early Maurice Bathhouse. Sun room. Photo from the archives at Hot Springs National Park. c. 1908



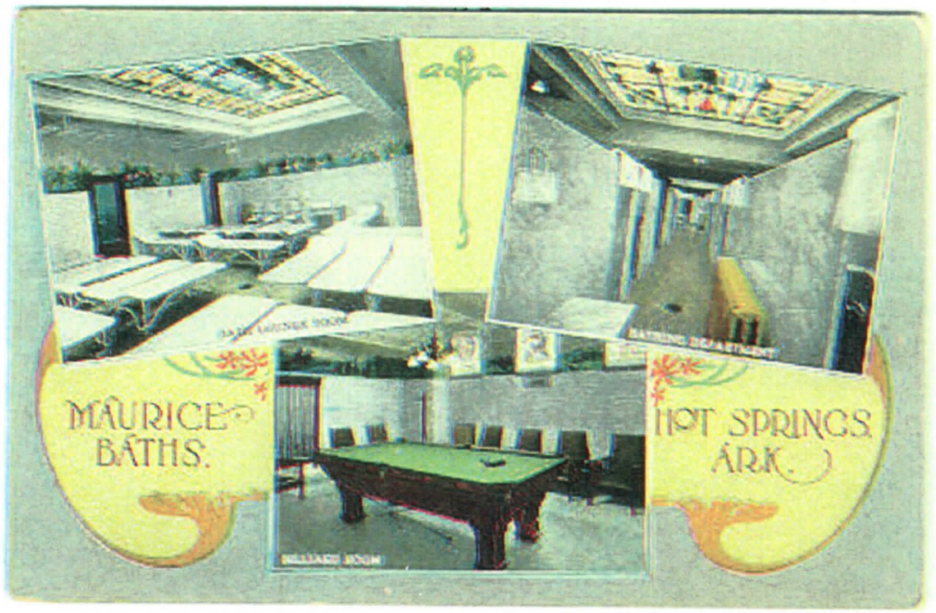

1B-4: Early Maurice Bathhouse. Men's Parlor. Photo from the archives at Hot Springs National Park. c. 1903



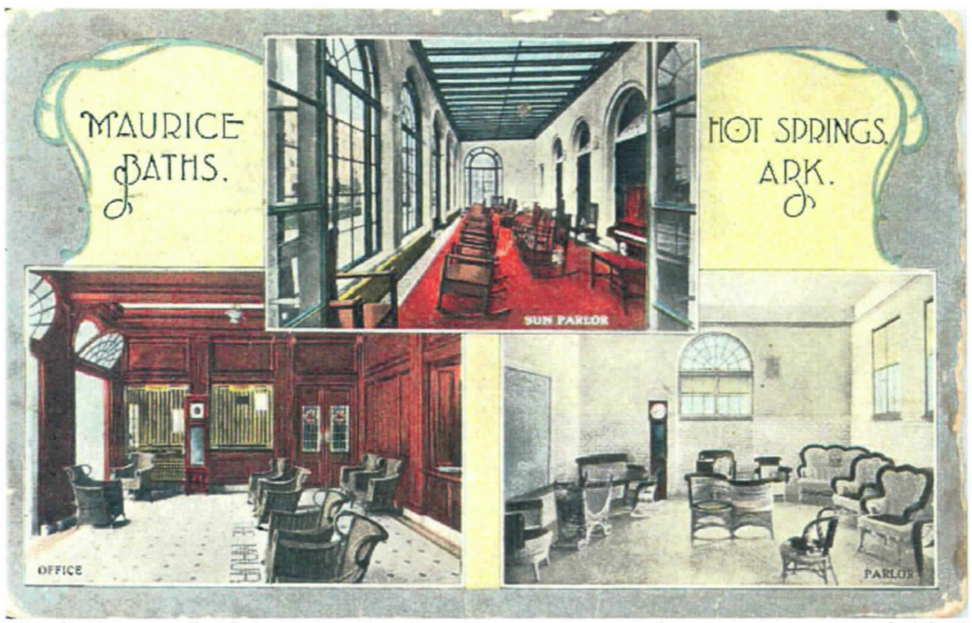
1B-5: MauriceBathhouse on the left. Photo from the archives at Hot Springs National Park. October, 1933

1B-6: Postcard of the Roycroft Den. Postcard from the archives at Hot Springs National Park. c. 1916






1B-7: Postcard of the Maurice Bathhouse: Men's pack room, upper left; men's bath hall, upper right; and men's second floor billiards room, lower right. Postcards from the archives at Hot Springs National Park. c. 1916



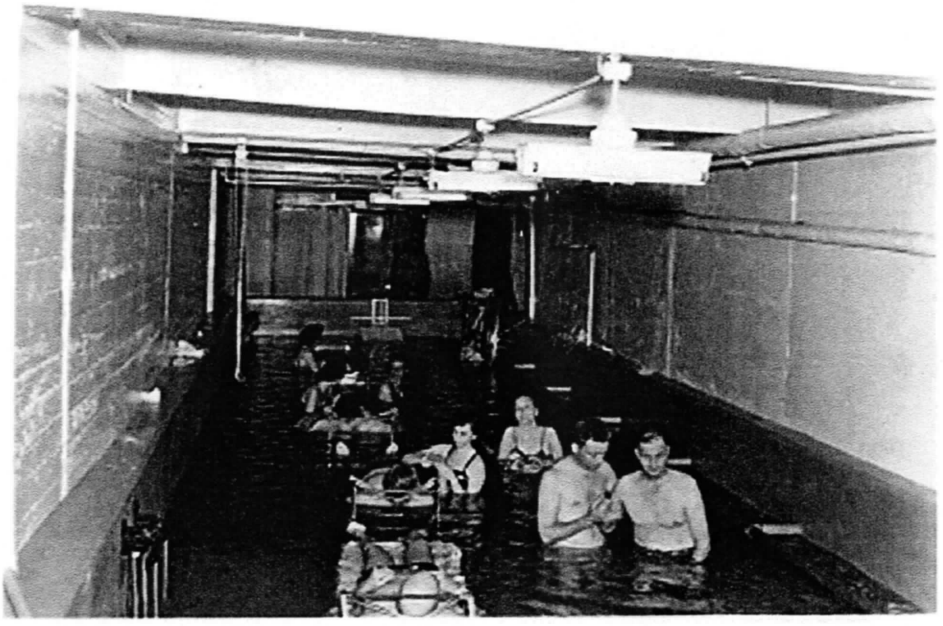

1B-8: Postcard of the Maurice Bathhouse: sun parlor, upper center; lobbyk lower left, and men's parlor, lower right. Postcards from the archives at Hot Springs National Park. c. 1916

1B-9: East elevation of Maurice. Photo from the archives at Hot Springs National Park, 1944

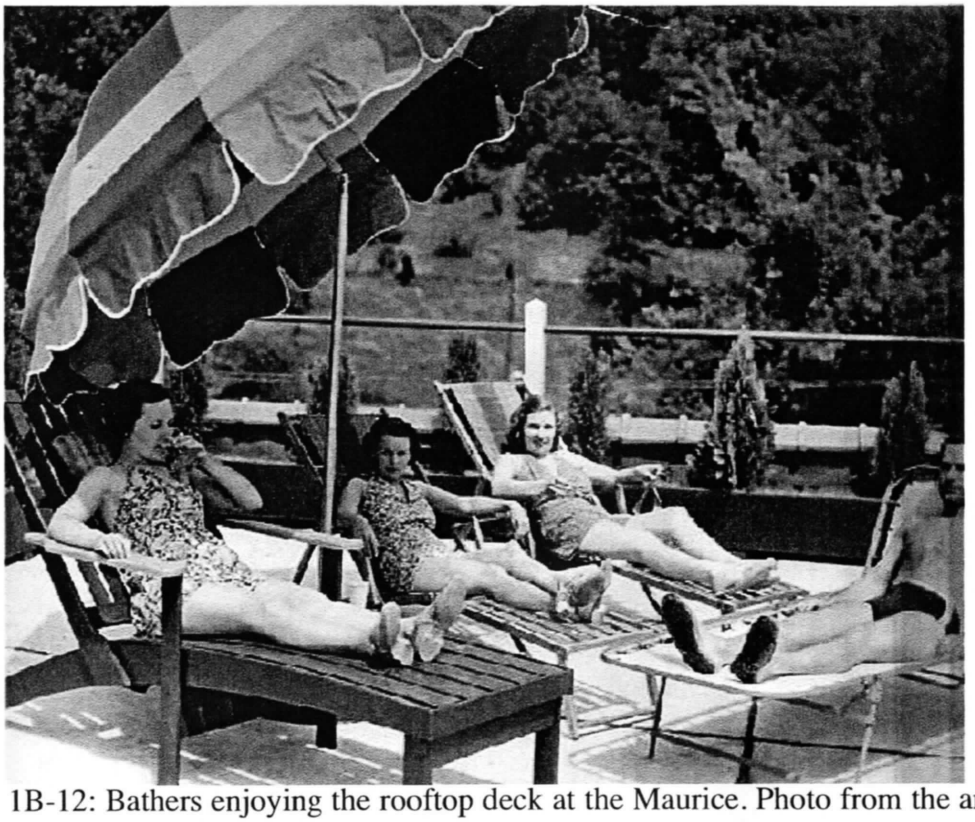





1B-10: Sun porch of the Maurice. Pre 1951, when windows were changed to ones with larger panes. Photo from the archives at Hot Springs National Park. 1938



1B-11: Hydrotherapy Pool in the basement of Maurice. Photo from the archives at Hot Springs National Park. c. 1938



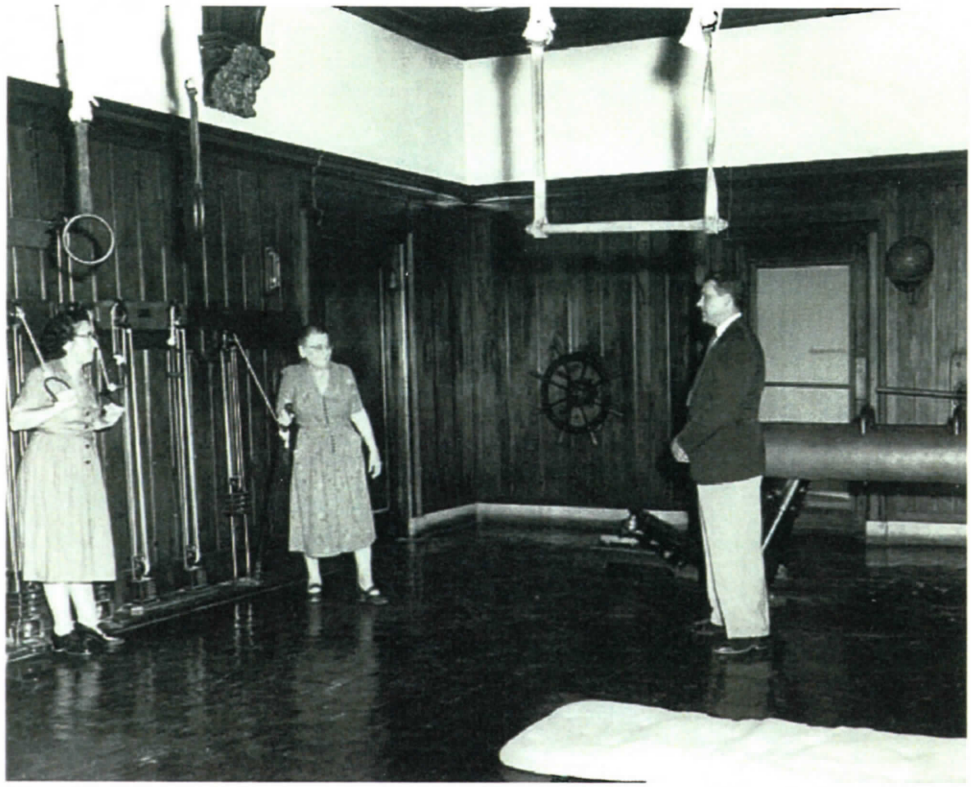
1B-12: Bathers enjoying the rooftop deck at the Maurice. Photo from the archives at Hot Springs National Park. May 9, 1938.



1B-13: Massage services at the Maurice Bathhouse. Photo from the archives at Hot Springs National Park. 1956



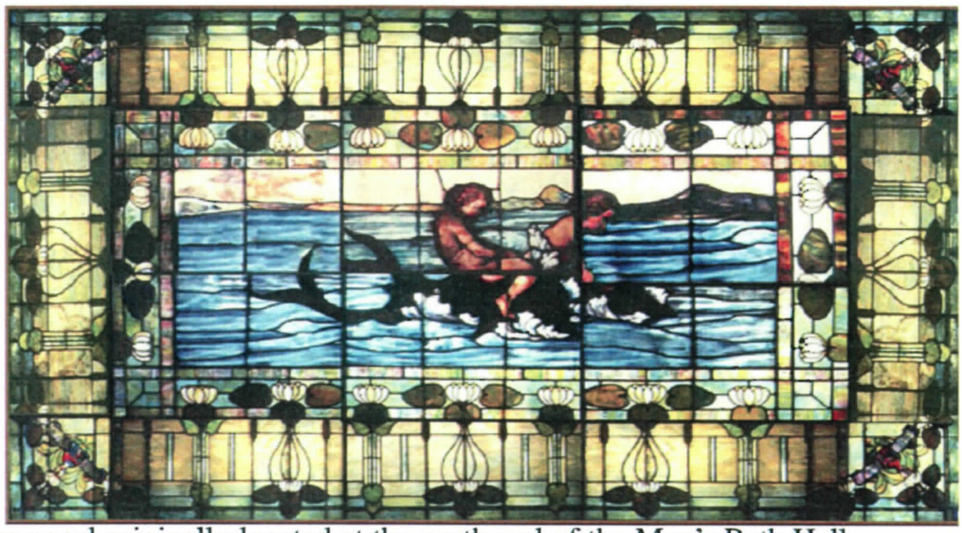
1B-14: Visitors enjoying the natural spring water at the Maurice. Photo from the archives at Hot Springs National Park. c. 1956



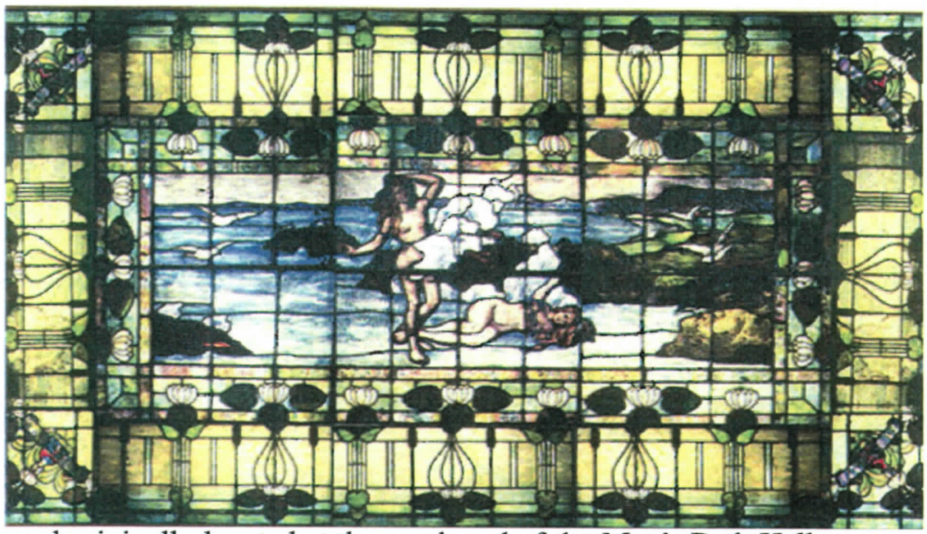
1B-15: Gymnasium of the Maurice. Photo from the archives at Hot Springs National Park. c. 1960s



1B-16: Detail of carved Bachaus from the Roycroft Den. Photo from the archives at Hot Springs National Park. c. 1992



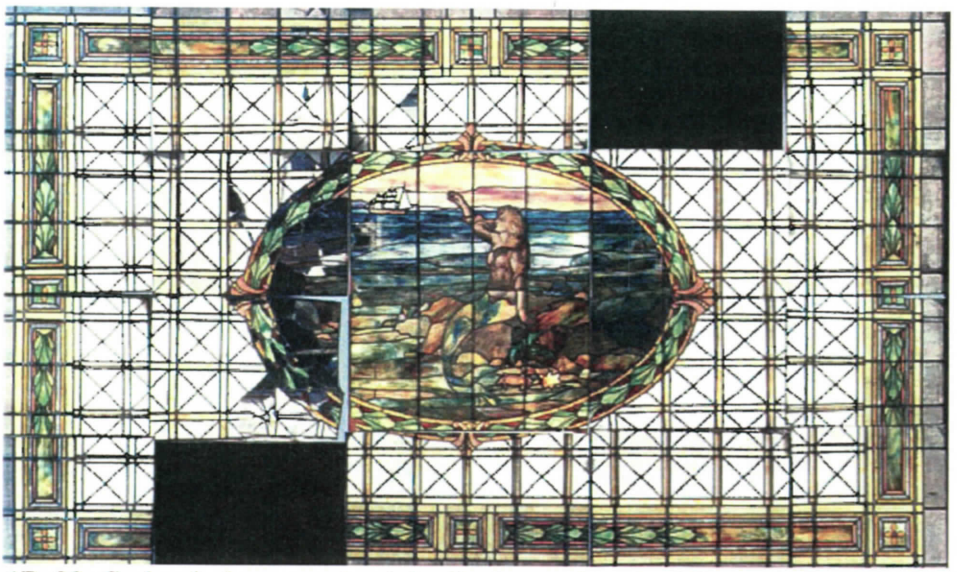
1B-17: Stained glass panel originally located at the north end of the Men's Bath Hall. Composite image by Sharon Shugart. Image from the archives at Hot Springs National Park. c. 2001



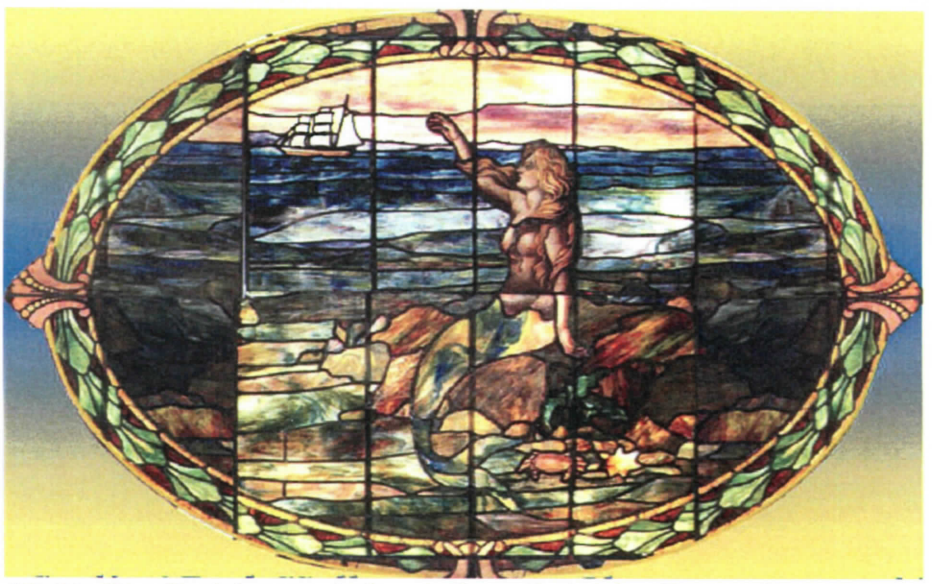
1B-18: Stained glass panel originally located at the south end of the Men's Bath Hall. Composite image by Sharon Shugart. Image from the archives at Hot Springs National Park. c. 2001



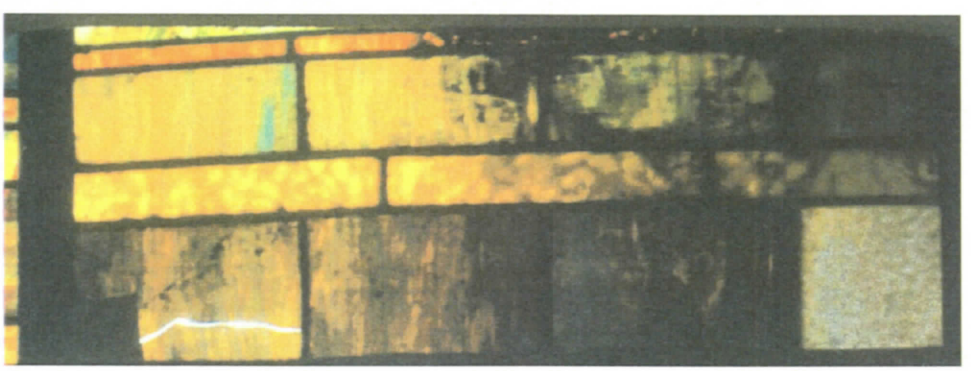
1B-19: Stained glass panel originally located in the Men's Pack Room. Composite image by Sharon Shugart. Image from the archives at Hot Springs National Park. c. 2001



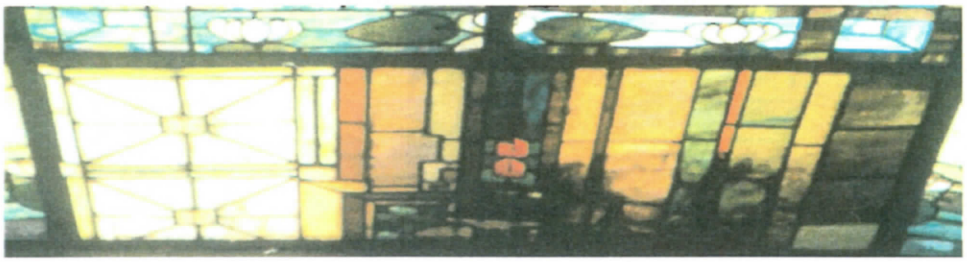
1B-20: Stained glass panel originally located in the Women's Bath Hall. Compilation by Sharon Shugart. Image from the archives at Hot Springs National Park. c.2001



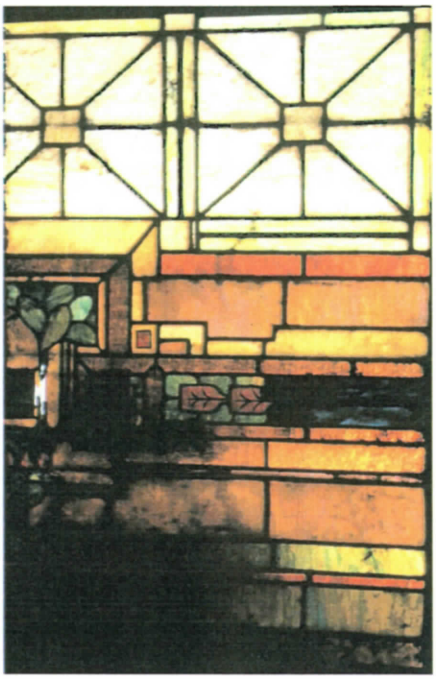
1B-21: Detail of the panel above. Compilation by Sharon Shugart. Image from the archives at Hot Springs National Park. c.2001



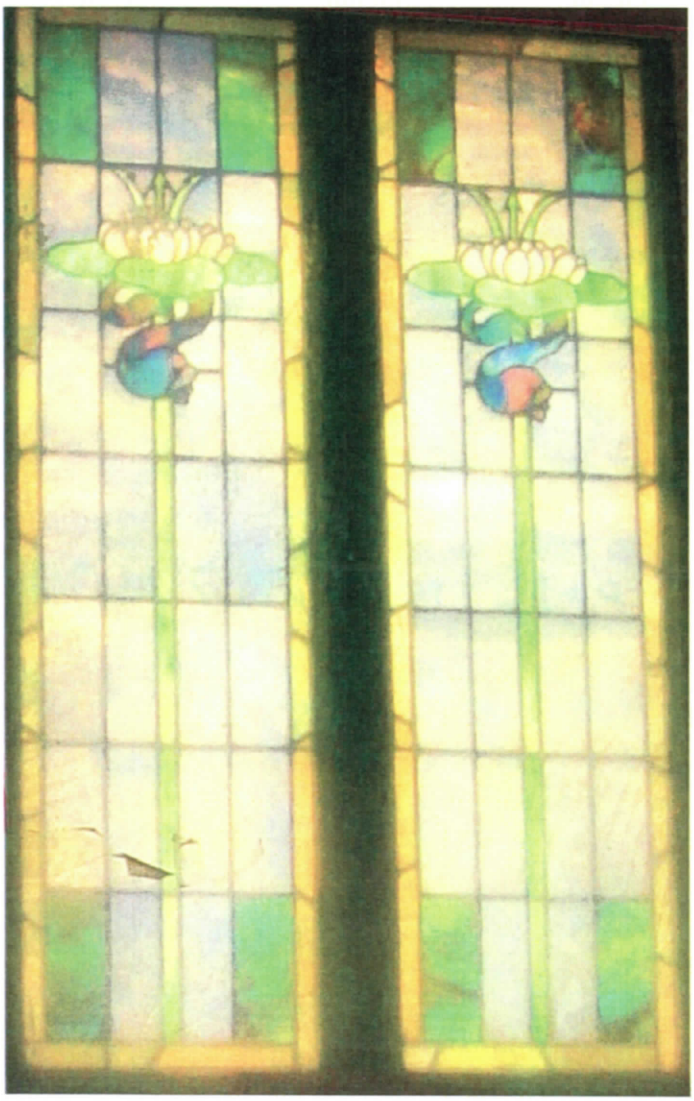
1B-22: Detail of one of the stained glass panels once in the Roycroft Room. Photo courtesy of the National Park's Denver Service Center. c. 1998



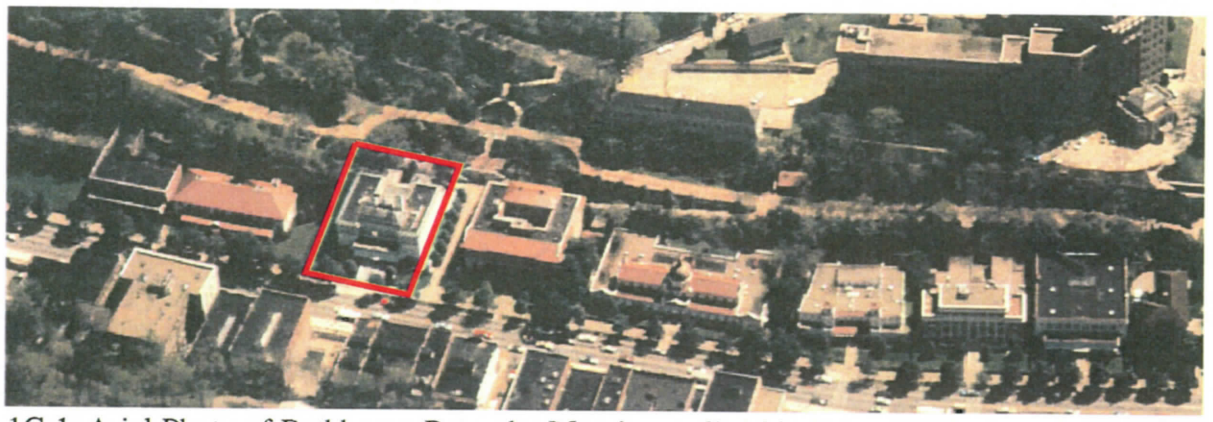
1B-23: Detail of a stained glass panel once in the Roycroft Room. Photo courtesy of the National Park's Denver Service Center. c. 1998



1B-24: Detail of the above photo. Photo courtesy of the National Park's Denver Service Center. c. 1998



1B-25: Stained glass windows found in the Women's Pack Room. Collaborative. 11/03



1C-1: Arial Photo of Bathhouse Row, the Maurice outlined in red. c.2000



1C-2: North Site. Collaborative, 11/03



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

1C--4: North Site. Lawn and runnel. Chamberlin. 11/03





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



1C-6: West Site. Entrance. Concrete porch, ramp and lawn. Chamberlin. 11/03



1C-7: West Site. Entrance ramps and stairs. Chamberlin. 11/03



1C-8: West Site. Chamberlin. 11/03



1C-9: South Site. Southwest corner. Chamberlin. 11/03



1C-10: South Site. Southeast corner. Collaborative. 11/03

1C-11: South Site. Ramp leading to basement. Chamberlin. 11/03





1C-12: East Site. Southeast corner. Chamberlin. 11/03



1C-13: East Site. Center portion and rest area of the Magnolia Promenade. Collaborative. 11/03



1C-14: East Site. North Portion. Chamberlin. 11/03



1C-15: North Elevation. Chamberlin. 04/04



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



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



1C-18: North Elevation. Detail of Northwest Corner. Note: Diagonal cracks at corner and in tile and displacement of windows. Chamberlin. 11/03



1C-19: North Elevation: Detail. Note: Cracked and missing tiles and diagonal cracks in plaster. Collaborative. 11/03



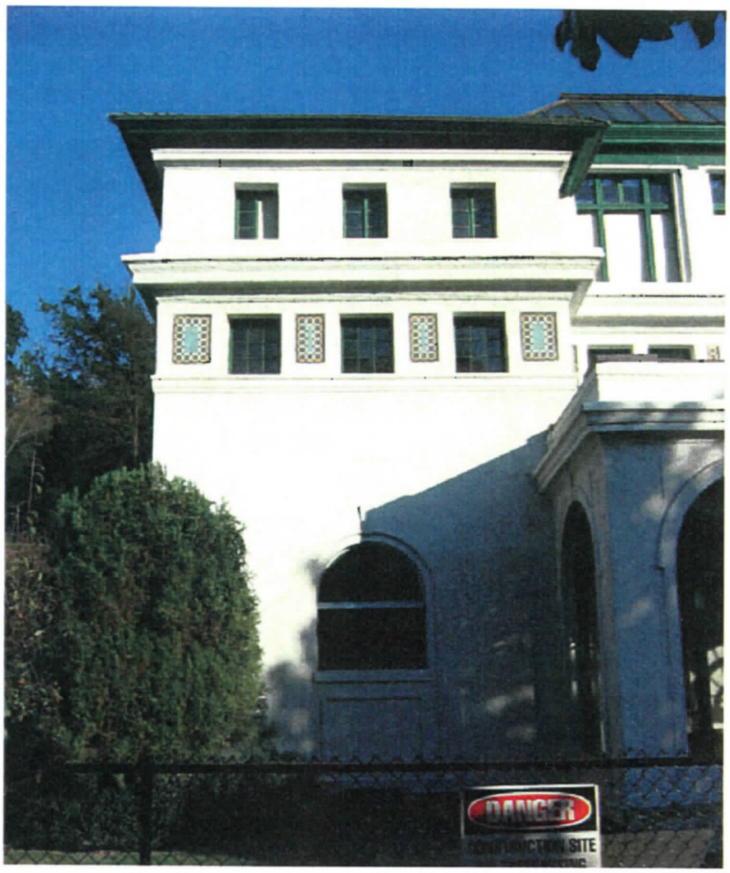
1C-20: North Elevation. Stained glass window in Room 101, Women's Pack Room. Collaborative. 11/03



1C-21: West Elevation. Chamberlin. 04/04



1C-22: West Elevation. Chamberlin. 04/04




1C-23: West Elevation. North portion. Chamberlin. 11/03

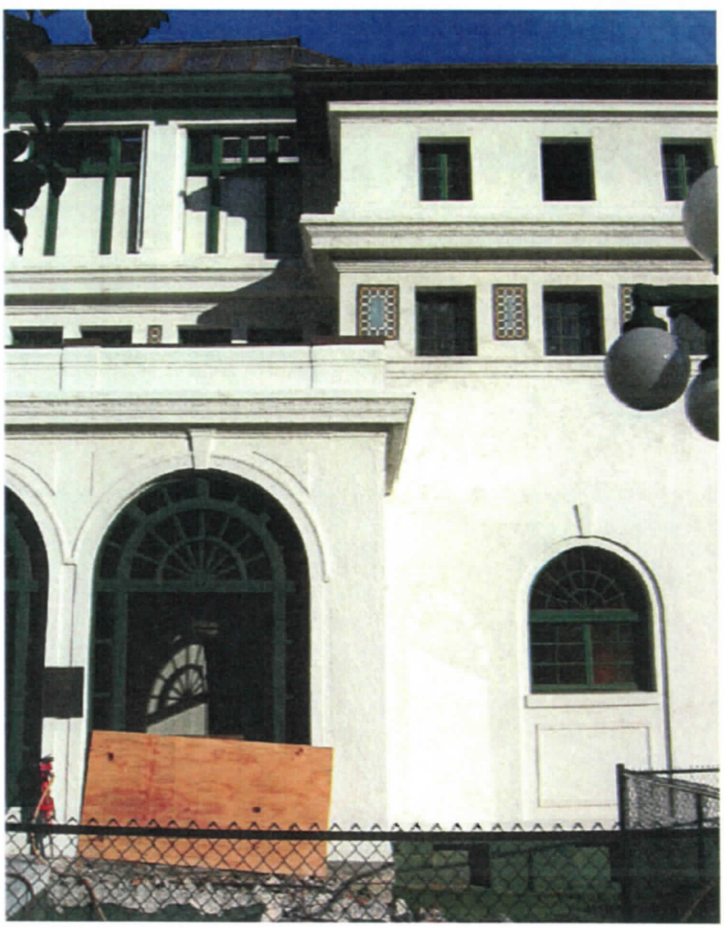


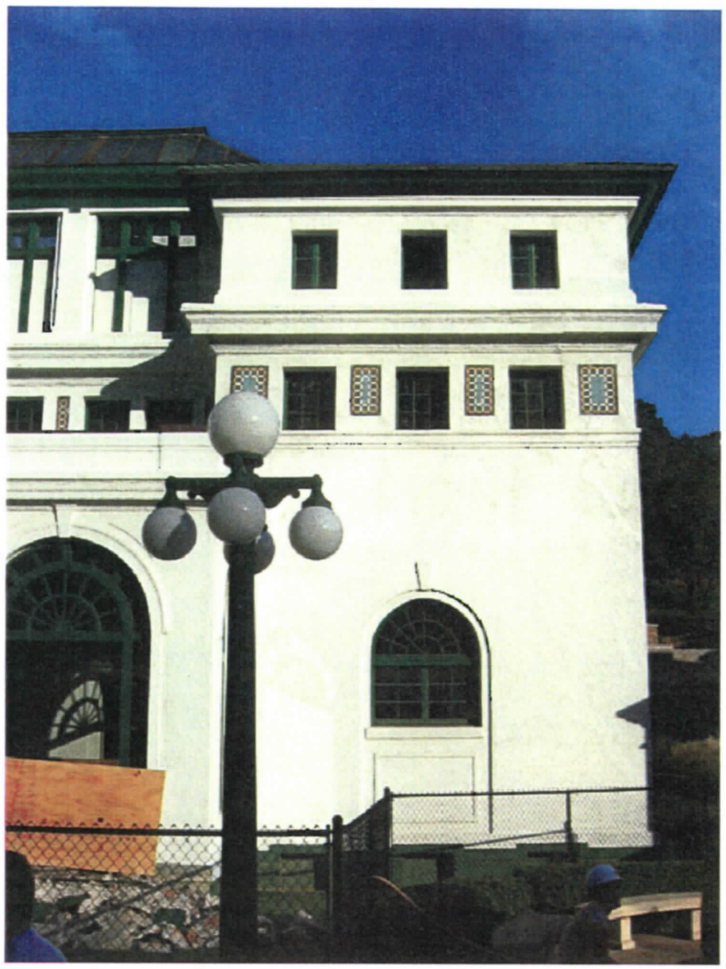
1C-24: West Elevation. Chamberlin. 11/03

1C-25: West Elevation. Sun Porch. Chamberlin. 11/03



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





1C-27: West Elevation. South portion. Chamberlin. 11/03

1C-28: South Elevation. Southwest corner. Chamberlin. 11/03



1C-29: South Elevation. Chamberlin. 11/03





1C-30: South Elevation. Chamberlin. 11/03



1C-31: South Elevation. Southeast corner. Chamberlin. 11/03



1C-32: East Elevation. View from the south east corner. Chamberlin. 11/03



1C-33: East Elevation. Lower roof and skylight S6 over Men's Bath Hall. Chamberlin. 11/03



1C-34: East Elevation. Note: Horizontal crack along wall. Chamberlin. 11/03



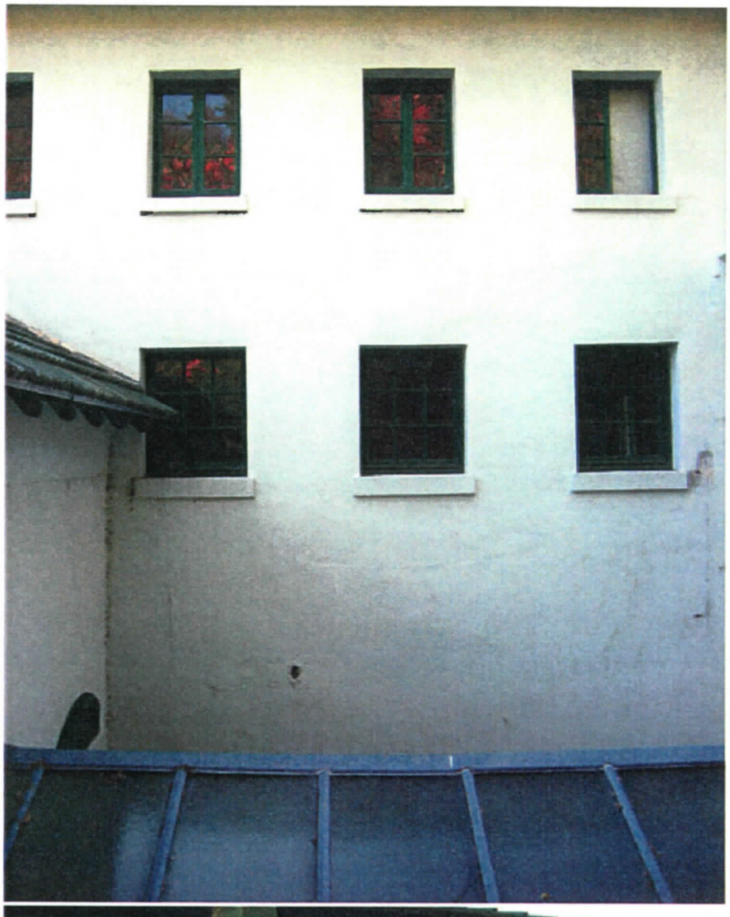
1C-35: East Elevation. Central portion. Skylight S5 over Men's Bath Hall and Magnolia Promenade. Chamberlin. 11/03



1C-36: East Elevation. Center skylight S5 over Men's Bath Hall. Chamberlin. 11/03

1C-37: East Elevation. North portion. Chamberlin. 11/03





1C- 38: East Elevation. Chamberlin. 11/03



1C-39: East Elevation. North portion. Skylight S4 over Women's Bath Hall.. Chamberlin. 11/03



1C-40: Roof. North portion of roof. Looking west. Skylights S1, remnant of skylight S2. Chamberlin. 11/03



1C-41: Roof. View of north and east portion of the third floor roof. Chamberlin. 11/03



1C-42: Roof. North and east portion of third floor roof, looking south. Chamberlin. 11/03



1C-43: Roof. Southeast area of third floor roof. Looking north. Chamberlin. 11/03



1C-44: Roof. South portion of roof, looking east. Remnant of Skylight S7. Chamberlin. 11/03



1C-45: Roof. South portion of roof. Looking west. Skylight S1 and remnant of skylight S8. Chamberlin. 11/03



1C-46: Roof. South and central portion areas of roof, looking west. Skylight S1, remnant of skylight S7. Chamberlin. 11/03



1C-47: Roof. Central portion of third floor roof, looking west. Skylight S1, remnant skylight S2. Chamberlin. 11/03



1C-48: Roof. Roycroft Den Skylight S1. South panel. Looking northeast. Chamberlin. 11/03



1C-49: Roof. Roycroft Den Skylight S1. Southeast corner, looking north. Chamberlin. 11/03



1C-50: Roof. Roycroft Den Skylight S1. Southwest corner. Looking North. Chamberlin. 11/03



1C-51: Roof. Roycroft Den Skylight S1. North panels. Chamberlin. 11/03



1C-52: Roof. Roycroft Den Skylight S1. East Panels. Northeast corner. Chamberlin. 11/03

1C-53: Roof. Roycroft Den Skylight S1. Detail. Note: Corrosion of the metal frame. Chamberlin. 11/03





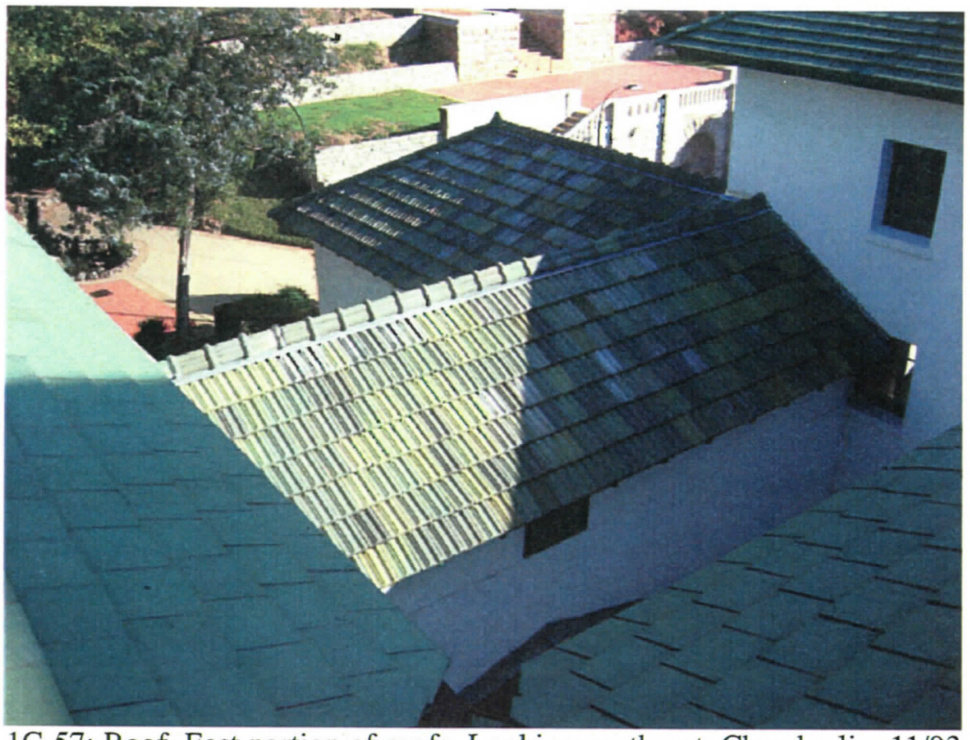
1C-54: Roof. Roycroft Den Skylight S1. Detail: Interior of Skylight. Chamberlin. 11/03



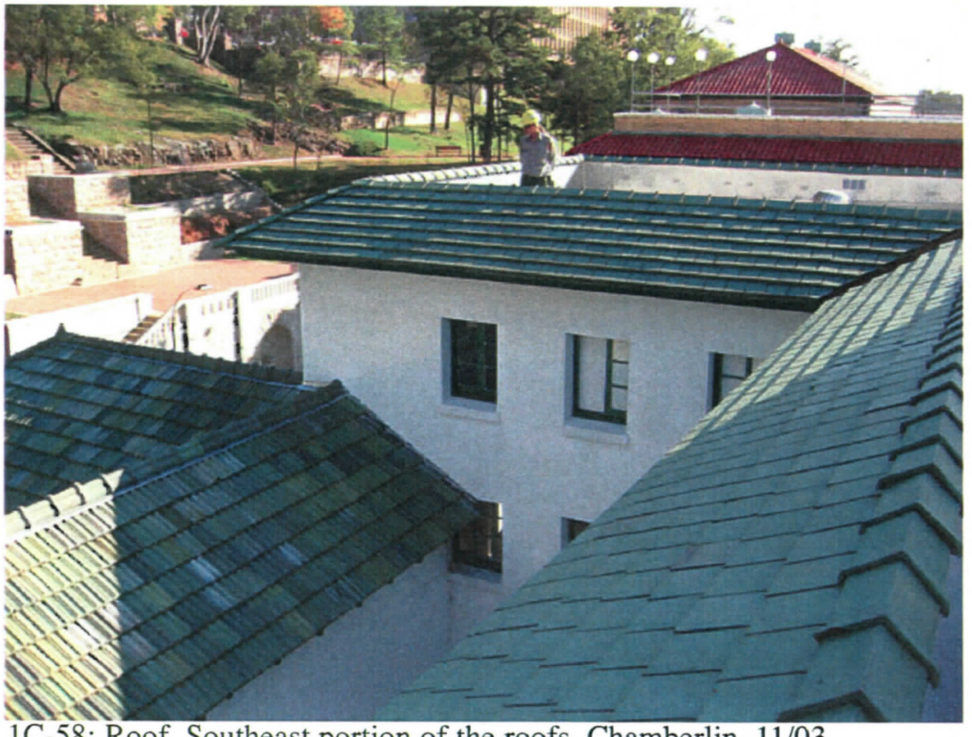
1C-55: Roof. East portion. South elevation of north portion of third floor roof. Chamberlin. 11/03



1C-56: Roof. East portion of building. Looking northeast. Chamberlin. 11/03



1C-57: Roof. East portion of roofs. Looking southeast. Chamberlin. 11/03



1C-58: Roof. Southeast portion of the roofs. Chamberlin. 11/03

1C-59: Roof. North elevation of south portion of third floor roof. Chamberlin. 11/03





1C-60: Roof. North elevation of south portion of third floor roof and east elevations of third floor roof. Chamberlin. 11/03



1C-61: Roof. South elevation of north portion of third floor roof and west elevations of third floor roof. Chamberlin. 11/03



1C-62: Roof. Center skylight, S3. Chamberlin. 11/03



1C-63: Roof. East portion. Lower roofs. Northeast corner. First floor roof and skylight S4. Chamberlin. 11/03



1C-64: Roof. East portion. Lower roofs. Looking northeast. Central skylight S5. Chamberlin. 11/03



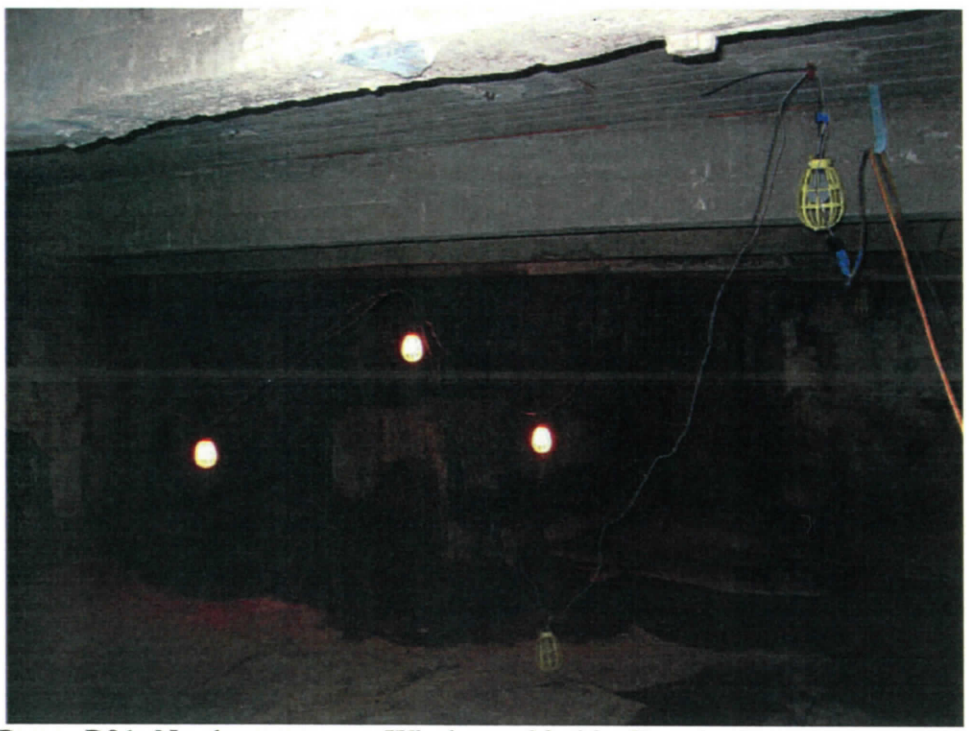
1C-65: Roof. East Roofs looking southeast and central skylight S5. Chamberlin. 11/03



1C-66: Roof. East portion. Lower roofs. Southeast corner. First floor roof and skylight S6. Chamberlin. 11/03



1C-67: Basement, Room B01. Northwest corner and west portion of north wall. Windows: 06, 07, 08. Chamberlin. 11/03



1C-68: Basement, Room B01. Northeast corner. Windows: 08, 09. Chamberlin. 11/03



1C-69: Basement, Room B01. Looking southeast toward B08A. Chamberlin. 11/03



1C- 70: Basement, Room B01. Southwest corner. Looking west down corridor toward pool. Door: B01. Chamberlin. 11/03

1C-71: Basement. Hallway to east of pool, north end. Looking east towards "unassigned" B01. Through Door B21. Chamberlin. 11/03





1C-72: Basement. Unexcavated area, spring at east exterior wall of building. Chamberlin. 11/03



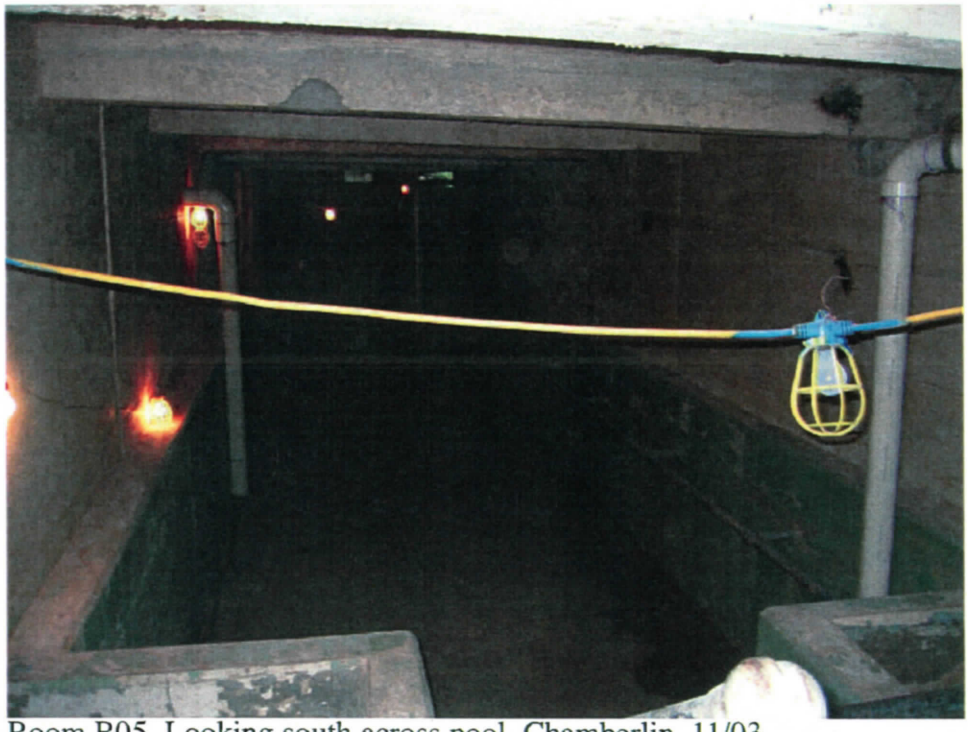
1C-73: Basement, Room B05. Northwest corner. Windows: 24, 25, 01. Chamberlin. 11/03



1C-74: Basement, Room B05. North Wall. Windows: 01, 02, 03. Chamberlin. 11/03



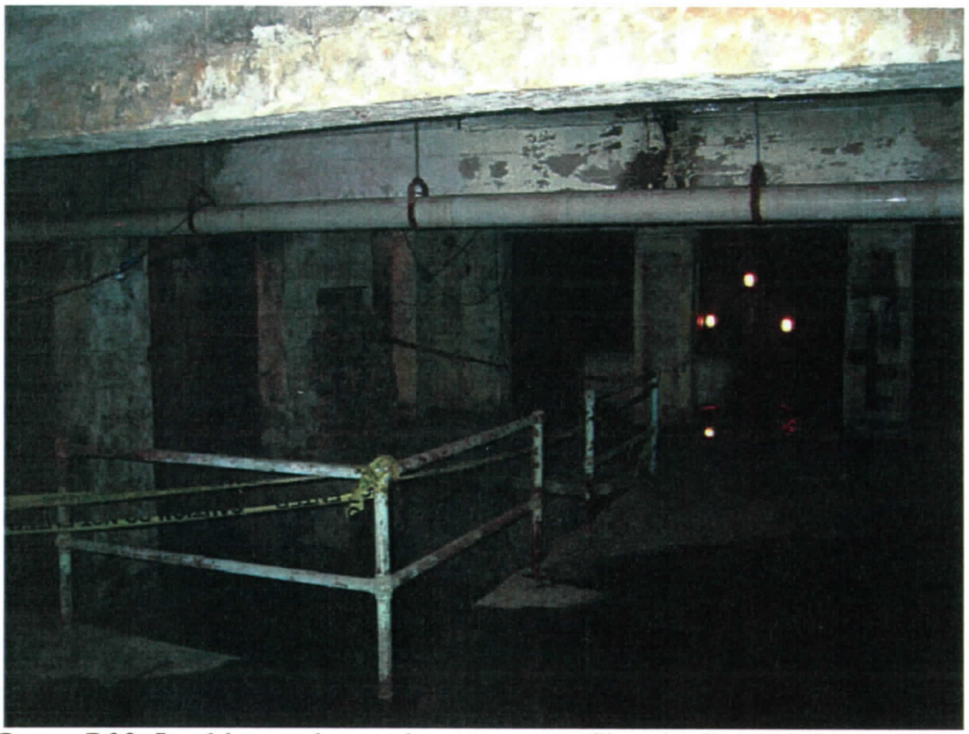
1C- 75: Basement, Room B05. North wall, northeast corner. Windows: 01, 02, 03. Door: B04A, to B04. Chamberlin. 11/03



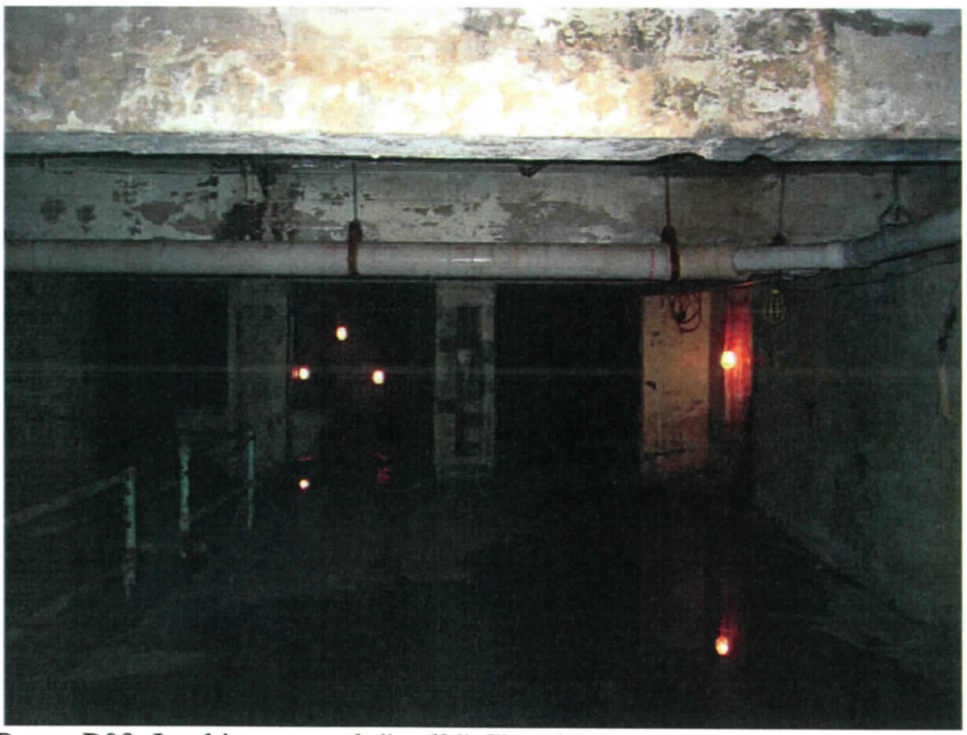
1C- 76: Basement, Room B05. Looking south across pool. Chamberlin. 11/03



1C- 77: Basement, Room B05. Southwest corner. Windows: 23, 24. Chamberlin. 11/03



1C-78: Basement, Room B08. Looking at the northwest corner. Chamberlin. 11/03



1C-79: Basement, Room B08. Looking at north "wall." Chamberlin. 11/03



1C-80: Basement, Room B08. East wall. Doorway B08. Chamberlin. 11/03



1C-81: Basement, Room B08, South wall.. Southeast corner. Doors: B08B, B13, B14A. Chamberlin. 11/03



1C-82: Basement, Room B08. Southwest corner. Doors: B14A, B11, B07. Chamberlin. 11/03

1C-83: Basement, Tunnel off Room B08, looking south through Door B08B. Chamberlin. 11/03





1C-84: Basement, Room B10. Pool, loooking north. Chamberlin. 11/03



1C-85: Basement, Room B10. Pool, north end. View through door B05. Chamberlin. 11/03

1C-86: Basement, Room B10. Southwest corner. Photo taken during Phase A foundation excavation. Chamberlin. 11/03

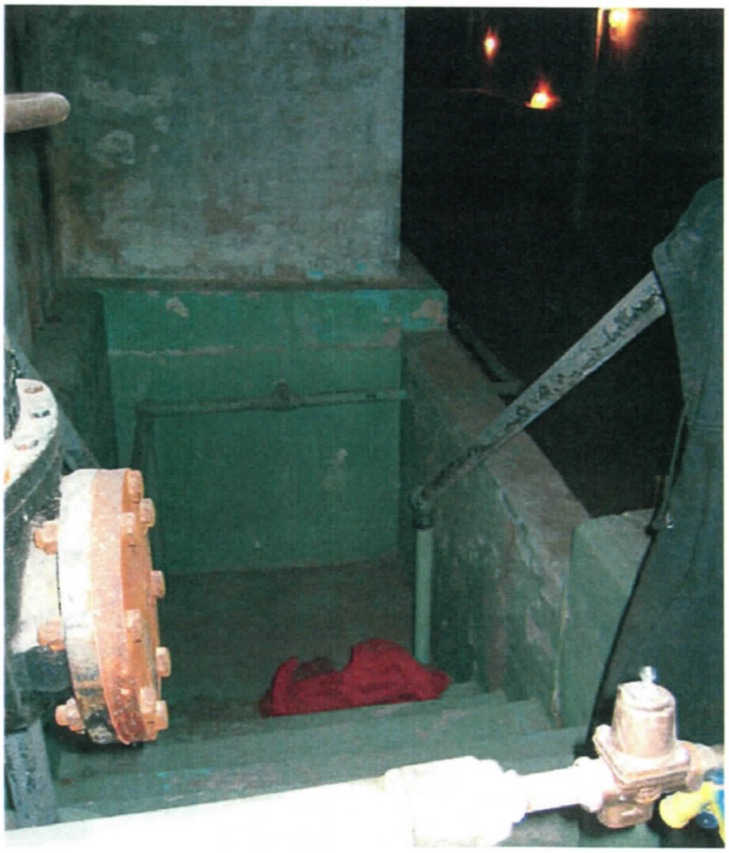




1C-87: Basement, Room B10. Southeast corner. Photo taken during Phase A foundation excavation. Chamberlin. 11/03



1C-88: Basement, Room B10. View of corner of B10, taken from east hallway door, B20. Window: 19. Chamberlin. 11/03

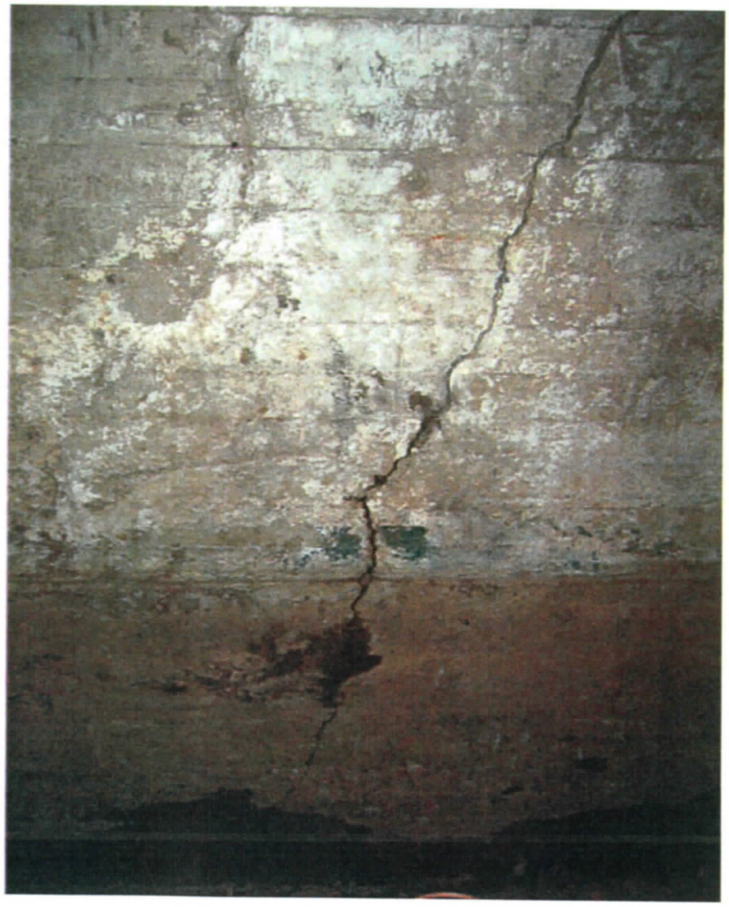


1C-89: Basement, Room B10. Pool, Southwest entry to hot tub. Chamberlin. 11/03



1C-90: Basement, Room B10. West wall. Windows: 20, 21, 22. Chamberlin. 11/03

1C-91: Basement, Room B10. West wall. Detail of crack. Chamberlin. 11/03





1C-92: Basement. Hallway to east of pool, looking south. Chamberlin. 11/03

1C-93: Basement. North stairs. Basement to first floor. Chamberlin. 11/03



1C-94: Basement. South stairs leading to First floor. Chamberlin. 11/03

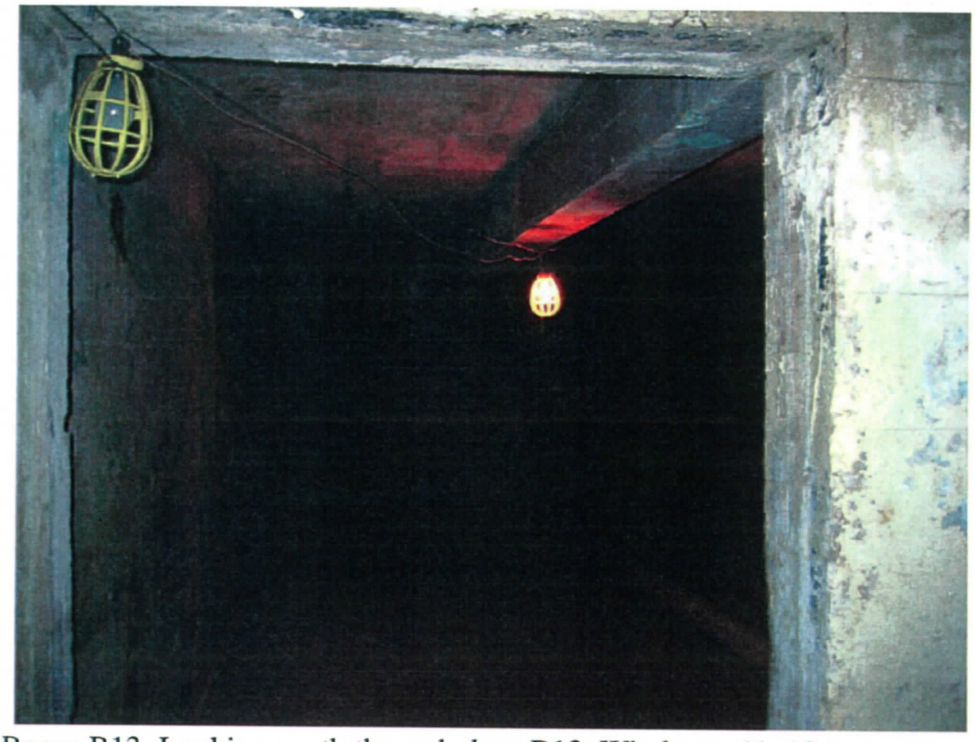




1C-95: Basement, Room B12. South elevator. Chamberlin. 11/03



1C-96: Basement, Room B12. Elevator pit. Chamberlin. 11/03



1C-97: Basement, Room B13. Looking south through door B13. Windows: 11, 12. Chamberlin. 11/03

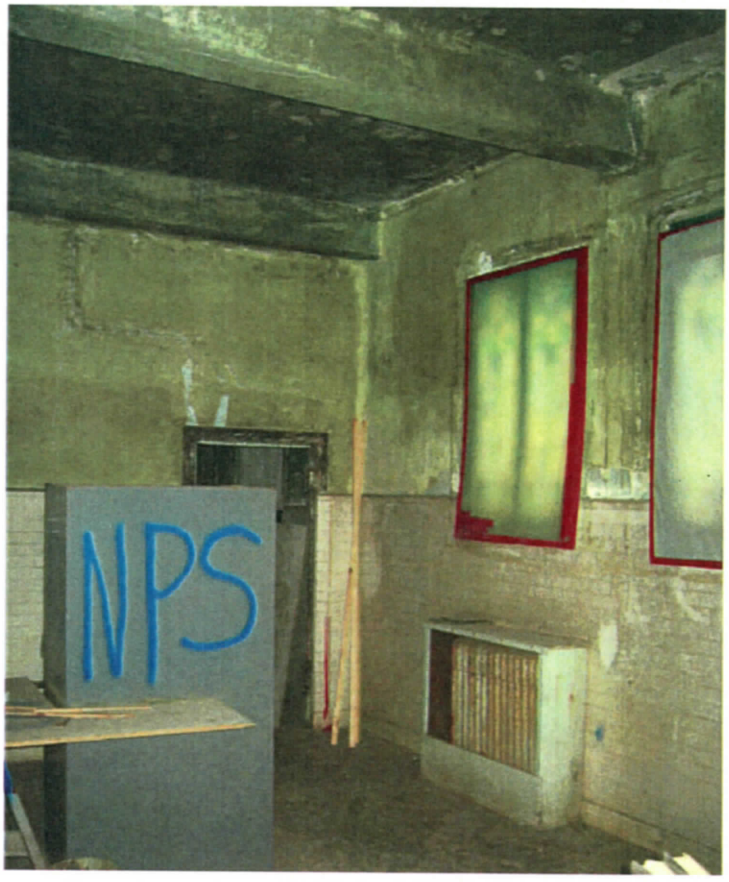


1C-98: Basement, Room B14. Looking south. Windows: 13, 14. Chamberlin. 11/03



1C-99: Basement, Room B14. Looking east out doorway. Through Door: B14, B12(right) B18 (end of hall).. Chamberlin. 11/03

1C-100: Room 101, Women's Pack Room. Northwest corner. Door: 103B, Windows: 107, 108. Chamberlin. 11/03




1C-101: Room 101, Women's Pack Room. North wall. Windows: 107, 108, 109. Chamberlin. 11/03





1C-102: Room 101, Women's Pack Room. North wall. Windows: 108, 109. Chamberlin. 11/03



1C-103: Room 101, Women's Pack Room. Northeast corner. Window: 109. Door: 101B. Chamberlin. 11/03

1C-104: Room 101, Women's Pack Room. East wall. Windows: 108, 109 Doors: 101B. Chamberlin. 11/03



1C-105: Room 101, Women's Pack Room. East wall. Doors: 101C, 101A. Chamberlin. 11/03



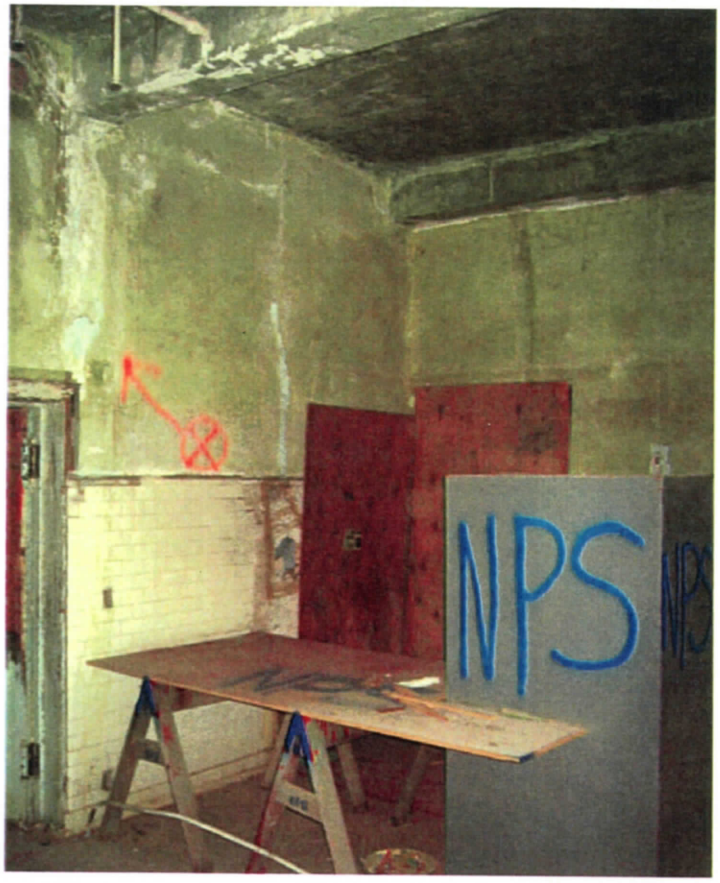



1C-106: Room 101, Women's Pack Room. Southeast corner. Doors: 101C, 101A. Chamberlin. 11/03



1C-107: Room 101, Women's Pack Room. South wall. Door: 101A. Chamberlin. 11/03

1C-108: Room 101, Women's Pack Room. Southwest corner. Door: 101A. Chamberlin. 11/03

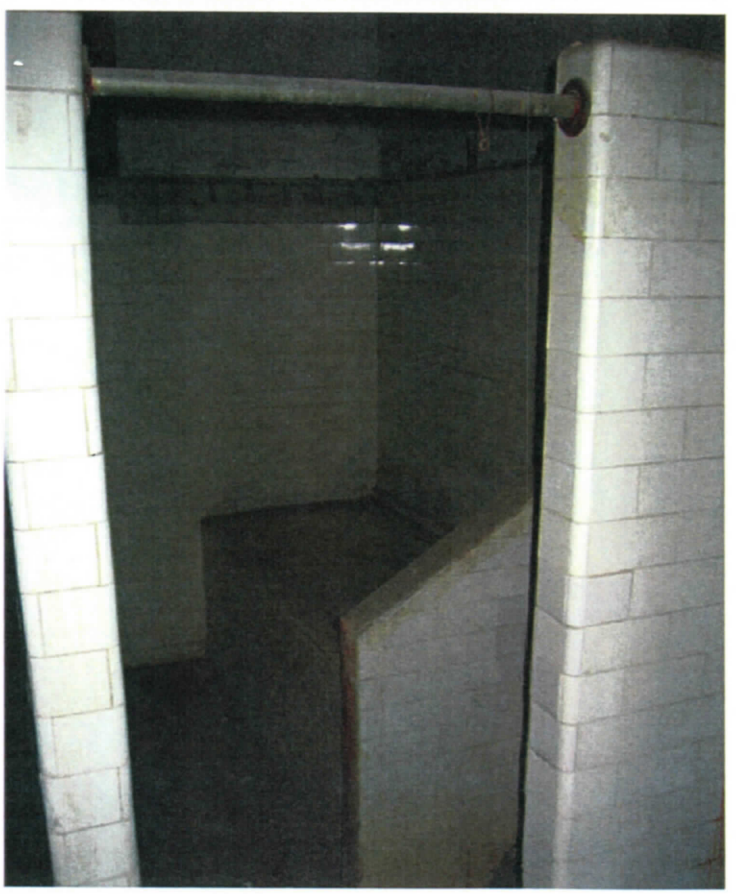



1C-109: Room 101, Women's Pack Room. West wall. Door: 103B. Windows: 107, 108. Collaborative 11/03.





1C-110: Room 102A, Women's Hall. View to the west along south wall, ceiling. Door: 102A. Windows: 130, 129. Chamberlin. 11/03



1C-111: Room 102A, Women's Hall. West bath off the hallway. Chamberlin. 11/03

1C-112: Room 102A, Women's Hall. East bath off hallway, tub. Chamberlin. 11/03



1C-113: Room 102A, Women's Hall. View to the west. Door: 102A. Chamberlin. 11/03



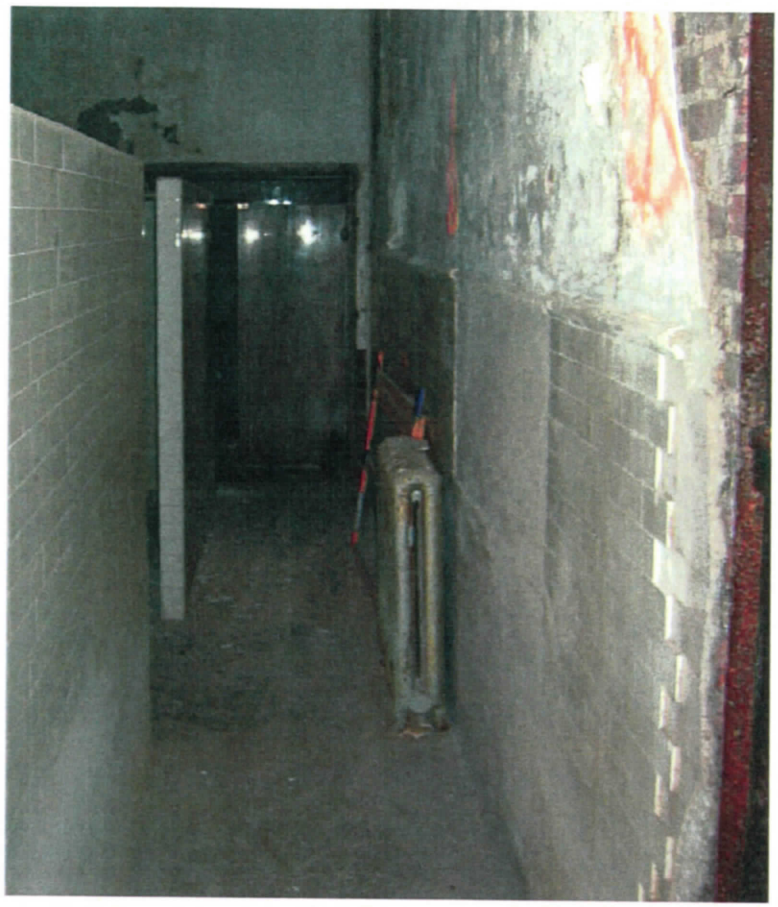


1C-114: Room 102A, Women's Hall. South transom. Window: 130. Chamberlin. 11/03



1C-115: Room 102A, Women's Hall. South transoms. Windows: 130, 129. Chamberlin. 11/03

1C-116: Room 102A, Women's Hall. View to the East. Door: 114B. Chamberlin. 11/03



1C-117: Room 102A, Women's Hall. View to the east. Door: 114B. Chamberlin. 11/03





1C-118: Room 102B, Women's Elevator and Stair Hall. Looking from the second floor to the basement level. Chamberlin. 11/03



1C-119: Room 102B, Women's Elevator and Stair Hall. Looking from the second floor to the basement level. Chamberlin. 11/03

1C-120: Room 102B, Women's Elevator and Stair Hall. View from the first floor up to the second. Chamberlin. 11/03



1C-121: Room 102B, Women's Elevator and Stair Hall. View from the first floor to the second. Chamberlin. 11/03





1C-122: Room 102B, Women's Elevator and Stair Hall. View to the west. Doors: 102A - foreground, 102B beyond, 103A - photo right. Chamberlin. 11/03



1C-123: Room 102B, Women's Elevator and Stair Hall.. View of the north side of the elevator cage, at the first floor. Chamberlin. 11/03

1C-124: Room 102B, Women's Elevator and Stair Hall. View to the west. North side of the elevator cage seen. Door: 102B. Chamberlin. 11/03



1C-125: Room 102B, Women's Elevator and Stair Hall. NW corner. Chamberlin. Door: 102B. 11/03





1C-126: Room 102B, Women's Elevator and Stair Hall. Looking south. Door 110B. Chamberlin. 11/03



1C-127: Room 102B, Women's Elevator and Stair Hall. Looking south. Door: 110B. Chamberlin. 11/03

1C-128: Room 103, Women's Cool Storage. North wall. Northwest corner. Windows: 104, 105. Chamberlin. 11/03




1C-129: Room 103, Women's Cool Storage. North wall. Windows: 104, 105, 106. Chamberlin. 11/03





1C-130: Room 103, Women's Cool Storage. North wall. Northeast corner. Window: 106. Door: 103B. Chamberlin. 11/03



1C-131: Room 103, Women's Cool Storage. East wall. Window: 106. Door: 103B. Chamberlin. 11/03

1C-132: Room 103, Women's Cool Storage. East wall. Door: 103B. Chamberlin. 11/03



1C-133: Room 103, Women's Cool Storage. East wall. Southeast corner. Chamberlin. 11/03






1C-134: Room 103, Women's Cool Storage. South wall. Southeast corner. Chamberlin. 11/03

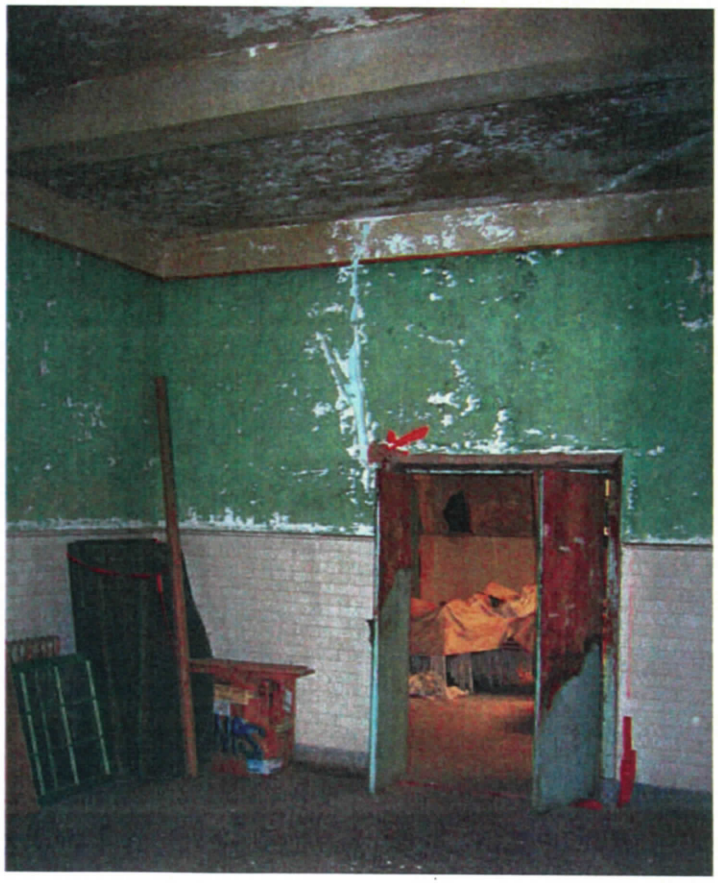



1C-135: Room 103, Women's Cool Storage. South wall. Door: 103A. Chamberlin. 11/03

1C-136: Room 103, Women's Cool Storage. South wall. Door: 103A. Chamberlin. 11/03




1C-137: Room 103, Women's Cool Storage. West wall. Southwest corner. Door: 105A. Chamberlin. 11/03





1C-138: Room 103, Women's Cool Storage. West wall. Northwest corner. Door: 105A. Windows: 104, 105. Chamberlin. 11/03




1C-139: Room 103, Women's Cool Storage. South wall. Detail: Original door. Door: 103A. Collaborative, 11/03

1C-140: Room 104, Office. Northeast corner. Chamberlin. 11/03



1C-141: Room 104, Office. East wall. Southeast corner. Door: 104B. Chamberlin. 11/03





1C-142: Room 104, Office. South wall. Doors: 104B, 104A. Chamberlin. 11/03



1C-143: Room 104, Office. South wall. Doors: 104B, 104A. Chamberlin. 11/03



1C-144: Room 104, Office. South wall. Lower portion of Door 104A. Chamberlin. 11/03

1C-145: Room 104, Office. South wall. Southeast corner. Door: 104A. Chamberlin. 11/03





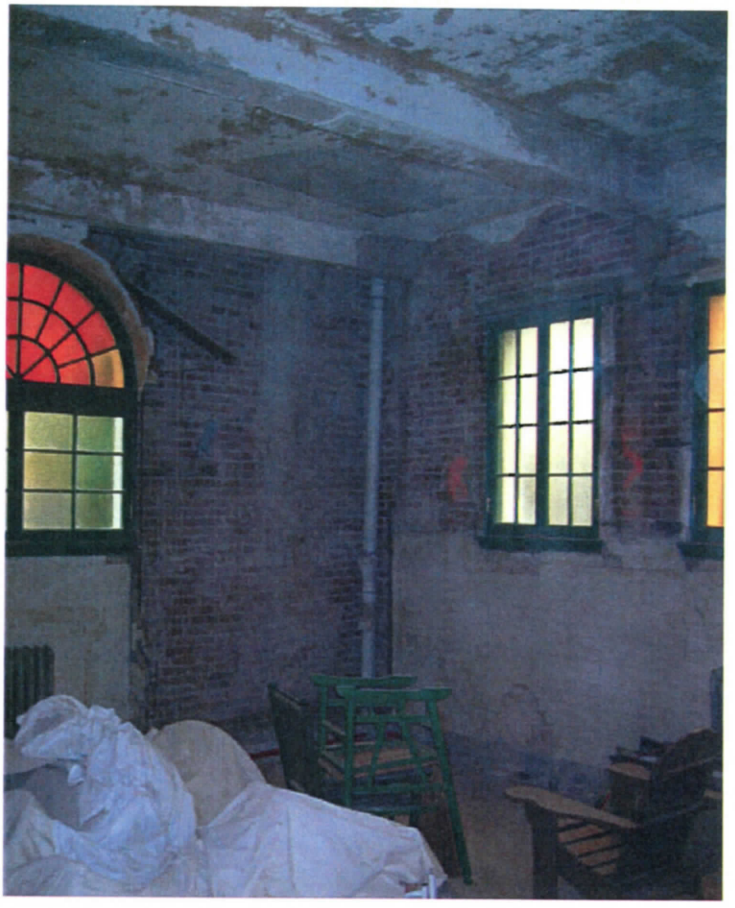
1C-146: Room 104, Office. South wall. Detail: Cabinets. Door 104A. Chamberlin. 11/03



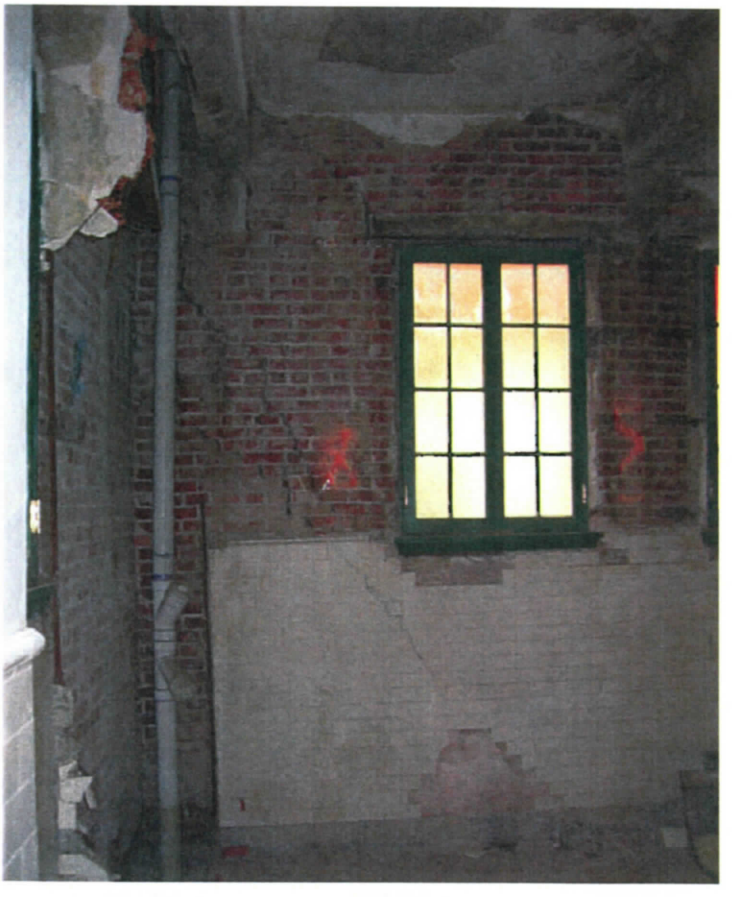
1C-147: Room 104, Office. West wall. Southeast corner. Door: 104A. Window: 137 to Room 109, Sun Porch. Chamberlin. 11/03



1C-148: Room 104, Office. West wall. Detail: Window: 137 to Room 109, Sun Porch. Chamberlin. 11/03

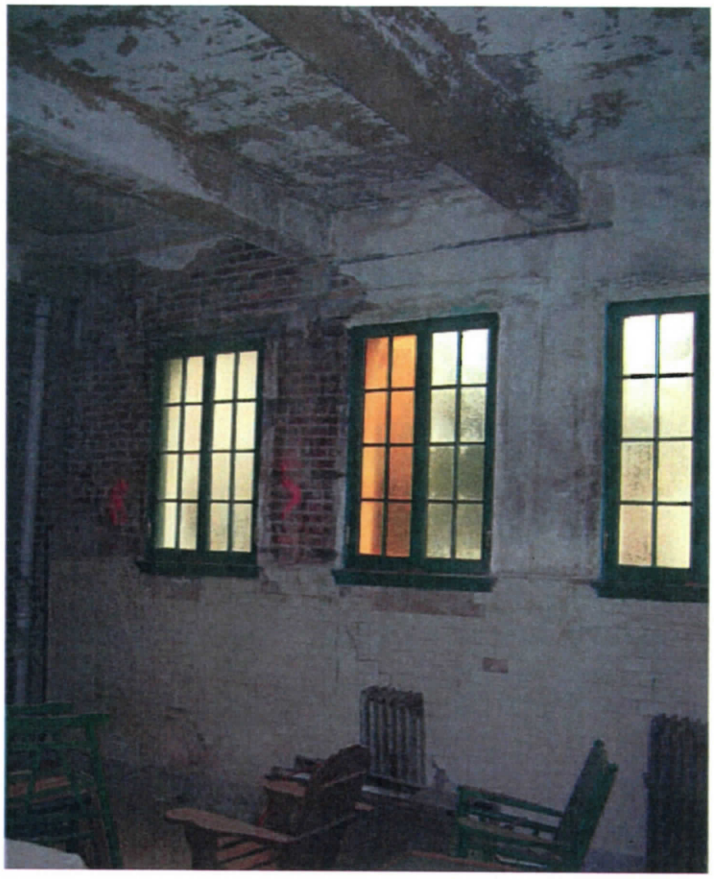


1C-149: Room 105, Women's Cool Room. Northwest corner. Windows: 128, 101, 102. Chamberlin. 11/03

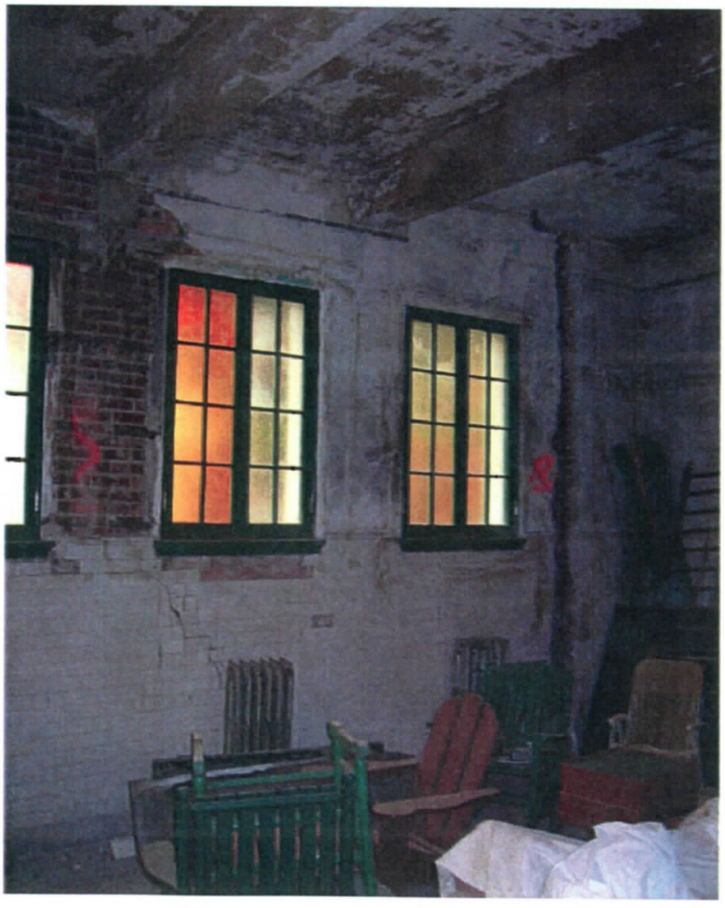


1C-150: Room 105, Women's Cool Room. North wall. Window: 101. Chamberlin. 11/03

1C-151: Room 105, Women's Cool Room. North wall. Window: 101, 102, 103. Chamberlin. 11/03

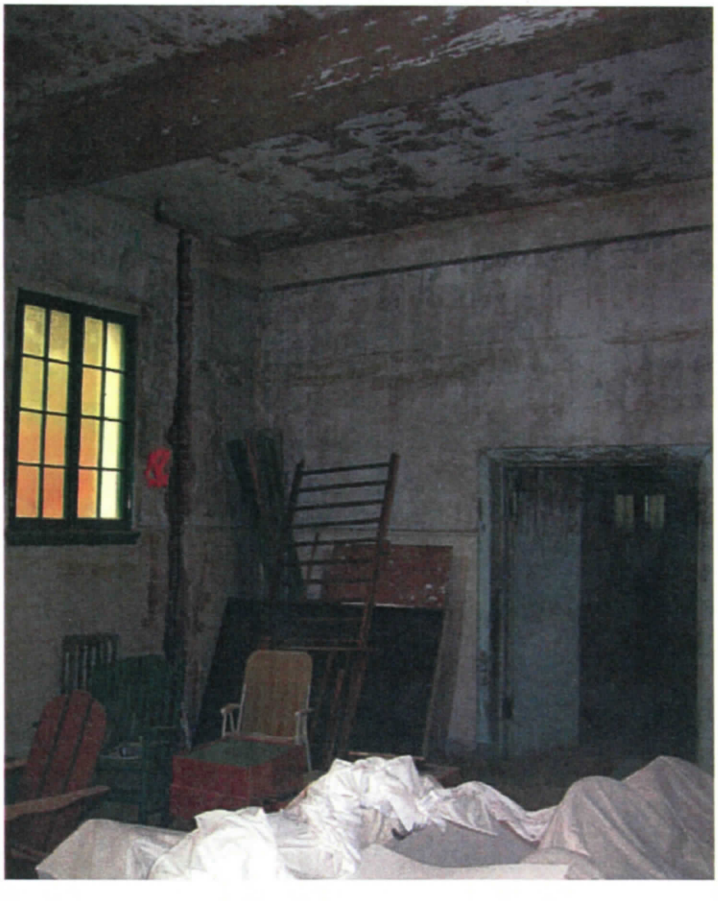


1C-152: Room 105, Women's Cool Room. North wall. Windows: 101, 102, 103. Chamberlin. 11/03



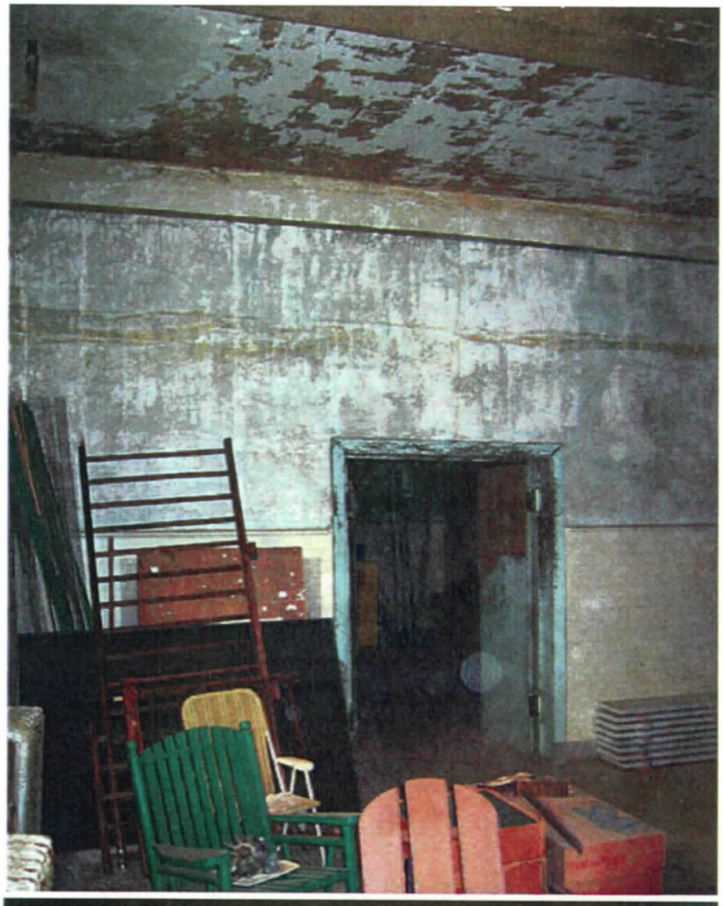


1C-153: Room 105, Women's Cool Room. North wall. Northeast corner. Window: 102, 103. Chamberlin. 11/03



1C-154: Room 105, Women's Cool Room. Northeast corner. Door: 105A. Windows: 103. Chamberlin. 11/03

1C-155: Room 105, Women's Cool Room. East wall. Door: 105A. Chamberlin. 11/03



1C-156: Room 105, Women's Cool Room. East wall. Southeast corner. Doors: 105A, 105B. Chamberlin. 11/03



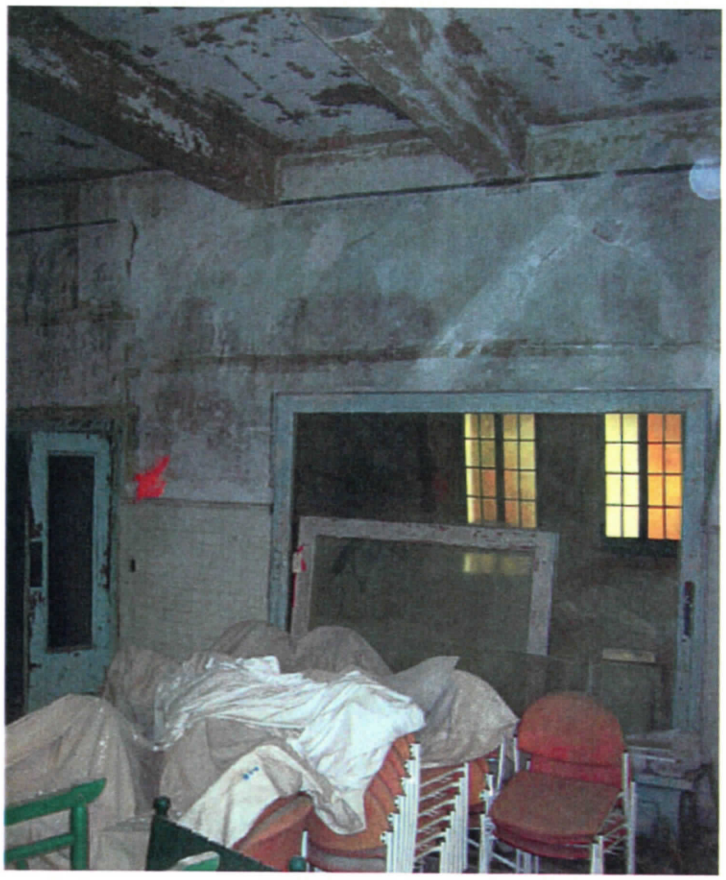


1C-157: Room 105, Women's Cool Room. Southeast corner. Door: 105A, 105B. Chamberlin. 11/03

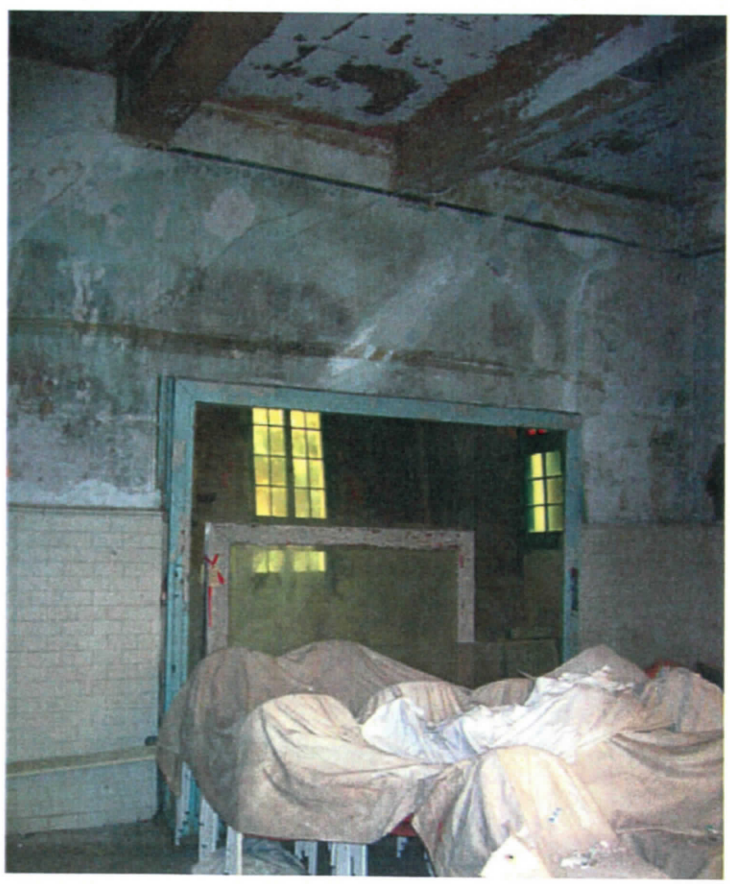


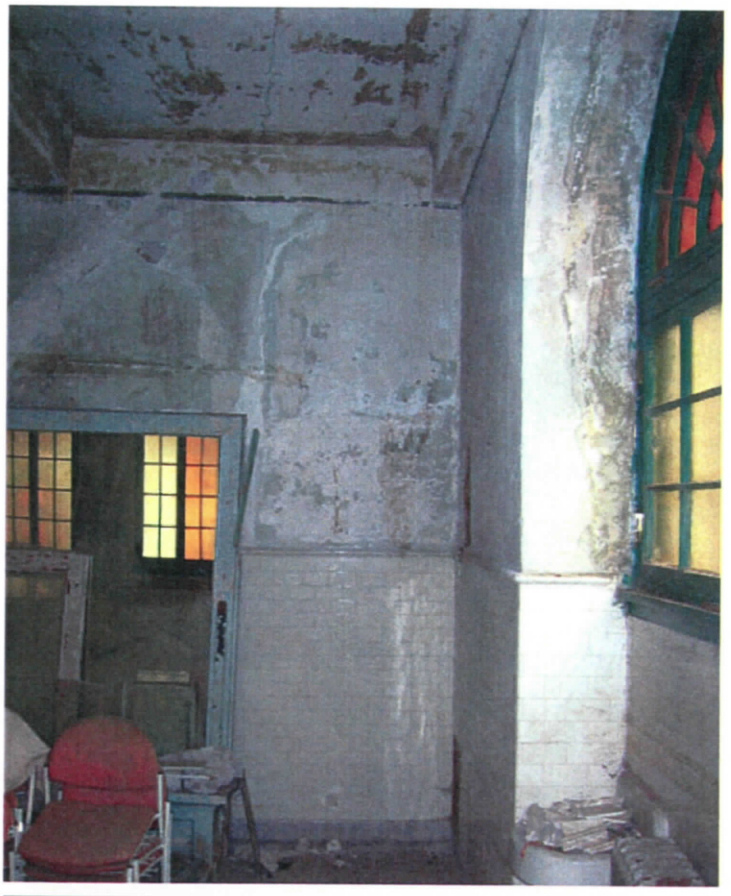
1C-158: Room 105, Women's Cool Room. South wall. Southeast corner. Door 105B. Chamberlin. 11/03

1C-159: Room 105, Women's Cool Room. South wall. Door: 105B. Chamberlin. 11/03

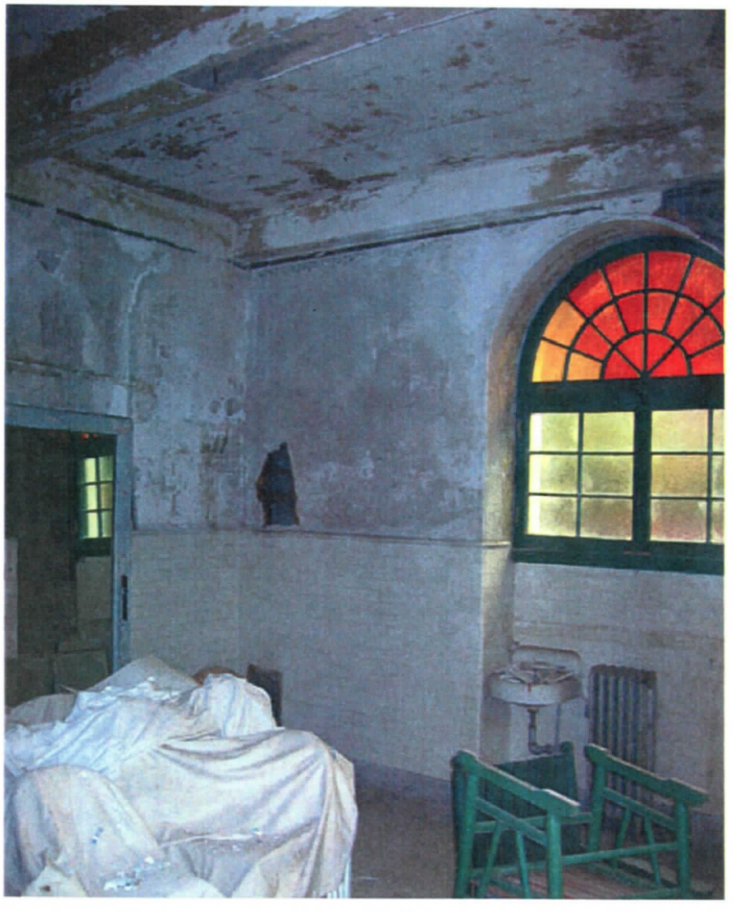


1C-160: Room 105, Women's Cool Room. South wall. Chamberlin. 11/03





1C-161: Room 105, Women's Cool Room. South wall. Window: 128. Chamberlin. 11/03

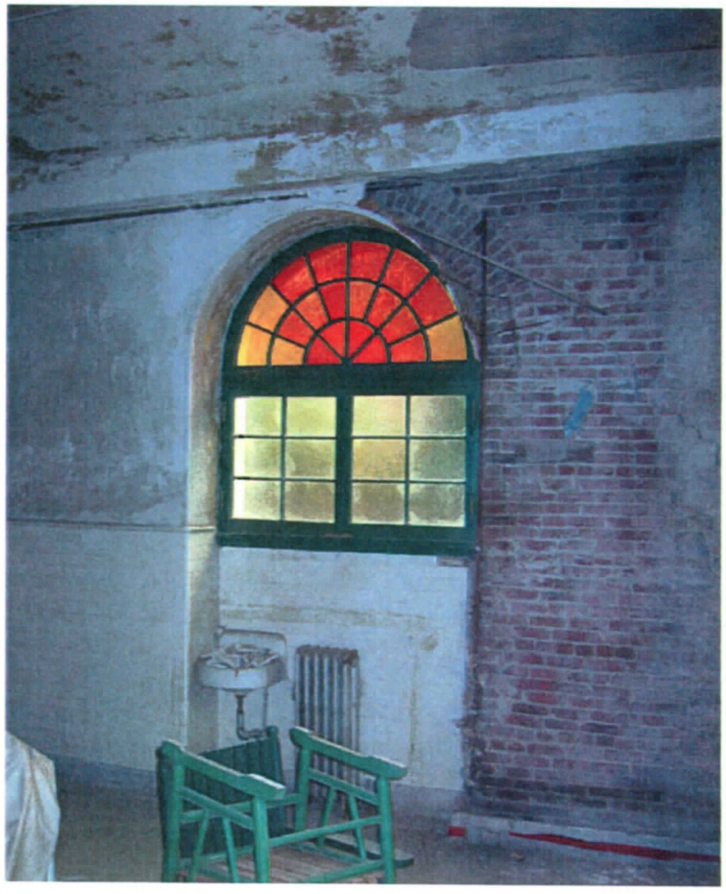


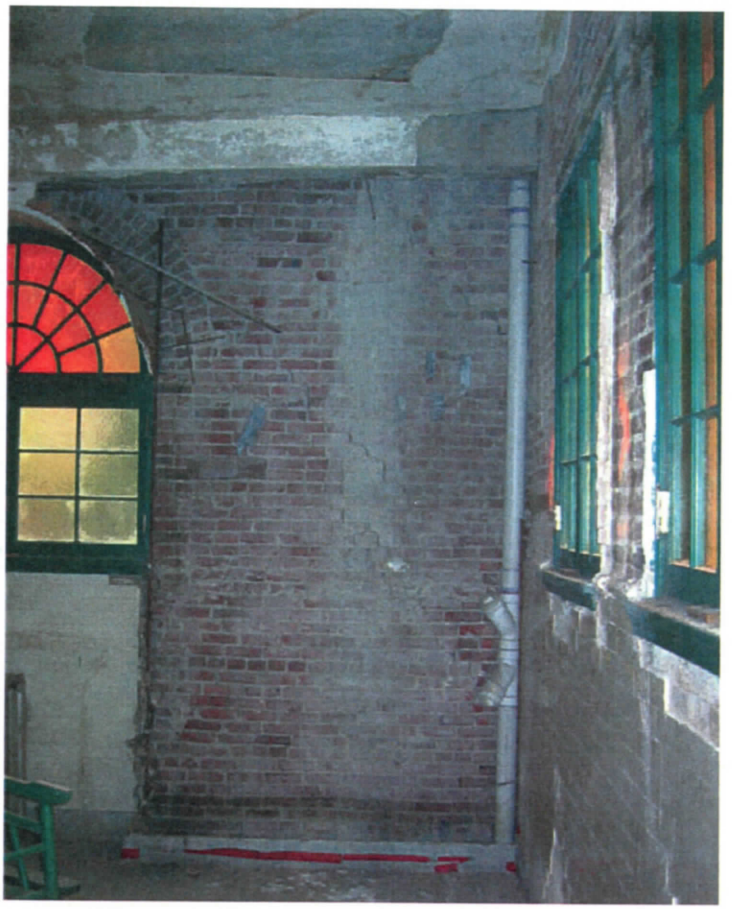
1C-162: Room 105, Women's Cool Room. West wall. Southwest corner. Window: 128. Chamberlin. 11/03

1C-163: Room 105, Women's Cool Room. West wall. Window: 128. Chamberlin. 11/03



1C-164: Room 105, Women's Cool Room. West wall. Window: 128 Chamberlin. 11/03





1C-165: Room 105, Women's Cool Room. West wall. Northwest corner. Windows: 128, 101, 102. Chamberlin. 11/03



1C-166: Room 105, Women's Cool Room. West wall. Detail: Cracks in west wall, northwest corner of building. Chamberlin. 11/03

1C-167: Room 105, Women's Cool Room. West wall. Northwest corner. Detail: Cracks in northwest corner of building. Chamberlin. 11/03





1C-168: Room 105, Women's Cool Room. North wall. Northwest corner. Detail of floor and missing tile. Chamberlin. 11/03

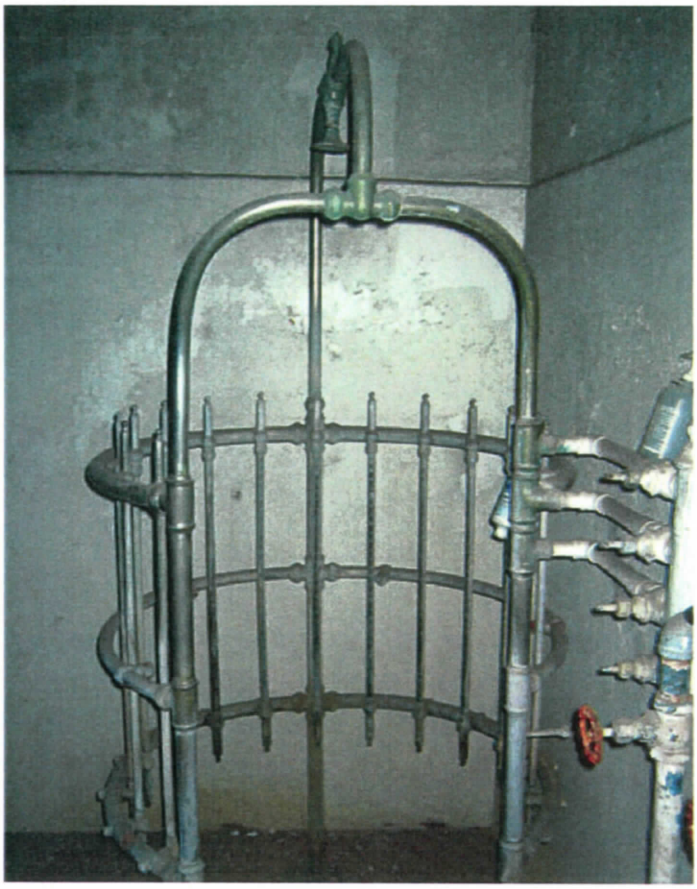


1C-169: Room 106, Shower. East wall. Transom over door. Door: 106. Window: 135. Chamberlin. 11/03



1C-170: Room 106, Shower. Southeast corner. Chamberlin. 11/03

1C-171: Room 106, Shower. South and west walls. Needle shower. Chamberlin. 11/03





1C-172: Room 107, Shower. Looking west. Chamberlin. 11/03



1C-173: Room 107, Shower. Looking east. Door 107. Window: 134. Chamberlin. 11/03



1C-174: Room 107, Shower. View of the upper walls, east wall shown with transom, Window: 134. Chamberlin. 11/03

1C-175: Room 107, Shower.
Interior detail. Chamberlin. 11/03





1C-176: Room 107, Shower.
Interior detail. Chamberlin. 11/03



1C-177: Room 108, Men's Pack Room. Northwest corner. Door: 107, 106. Chamberlin. 11/03



1C-178: Room 108, Men's Pack Room. Northeast corner. Door: 113A .Skylight: S3. Chamberlin. 11/03



1C-179: Room 108, Men's Pack Room. East wall. Door: 113A. Chamberlin. 11/03



1C-180: Room 108, Men's Pack Room. East wall. Door: 108. Chamberlin. 11/03



1C-181: Room 108, Men's Pack Room. East wall. Southeast corner. Door: 108. Chamberlin. 11/03



1C-182: Room 108, Men's Pack Room. South wall. Door: 108. Chamberlin. 11/03



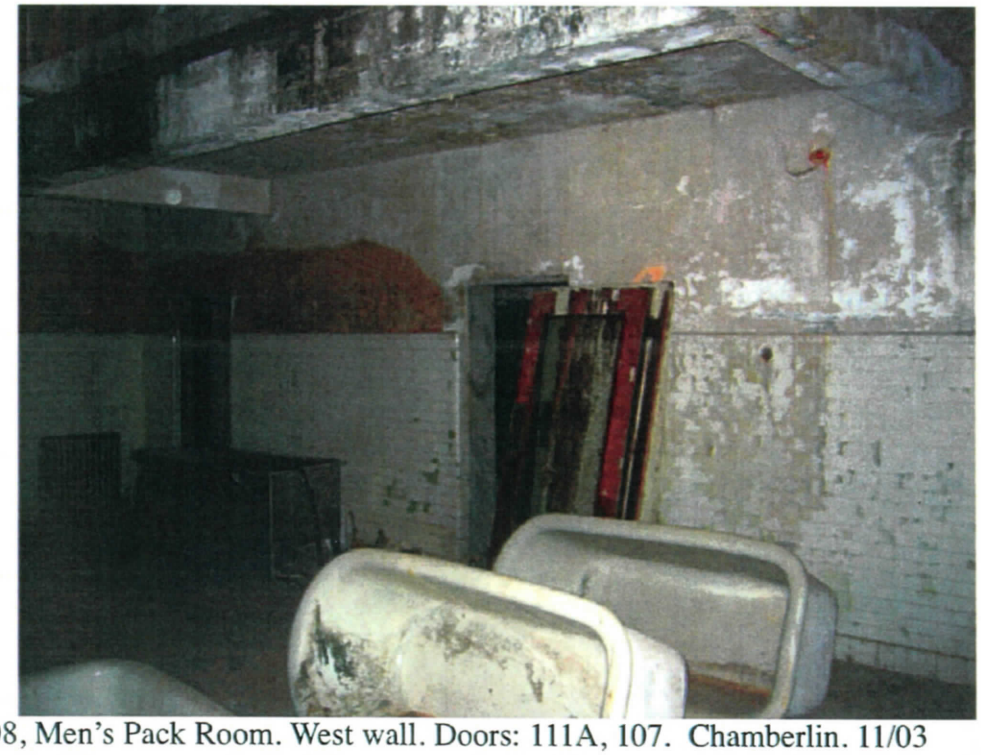
1C-183: Room 108, Men's Pack Room. South wall. Door: 108. Chamberlin. 11/03



1C-184: Room 108, Men's Pack Room. South wall. Southwest corner. Doors: 108, 111A, 107. Skylight: S3. Chamberlin. 11/03



1C-185: Room 108, Men's Pack Room. West wall. Southwest corner. View into Room 111, Toilet. Door: 111A, 107. Chamberlin. 11/03



1C-186: Room 108, Men's Pack Room. West wall. Doors: 111A, 107. Chamberlin. 11/03



1C-187: Room 108, Men's Pack Room. West wall. Doors: 107, 106. Note: Biological growth around skylight surround. Chamberlin. 11/03



1C-188: Room 108, Men's Pack Room. West wall. Through Room 107, Men's Shower. Door: 107. Chamberlin. 11/03



1C-189: Room 108, Men's Pack Room. West wall. Northwest corner. View into Room 106, Shower. Door: 106. Chamberlin. 11/03



1C-190: Room 108, Men's Pack Room. Skylight: S3. Note: Corrosion of frame, deterioration of plaster and biological growth. Chamberlin. 11/03



1C-191: Room 108, Men's Pack Room. Skylight: S3. Detail. Note: Corrosion of frame, deterioration of plaster and biological growth. Chamberlin. 11/03

1C-192: Room 109, Sun Porch. West and north walls. Windows: 122, 123, 124,, 125, 126, 127. Door: 109. Chamberlin. 11/03

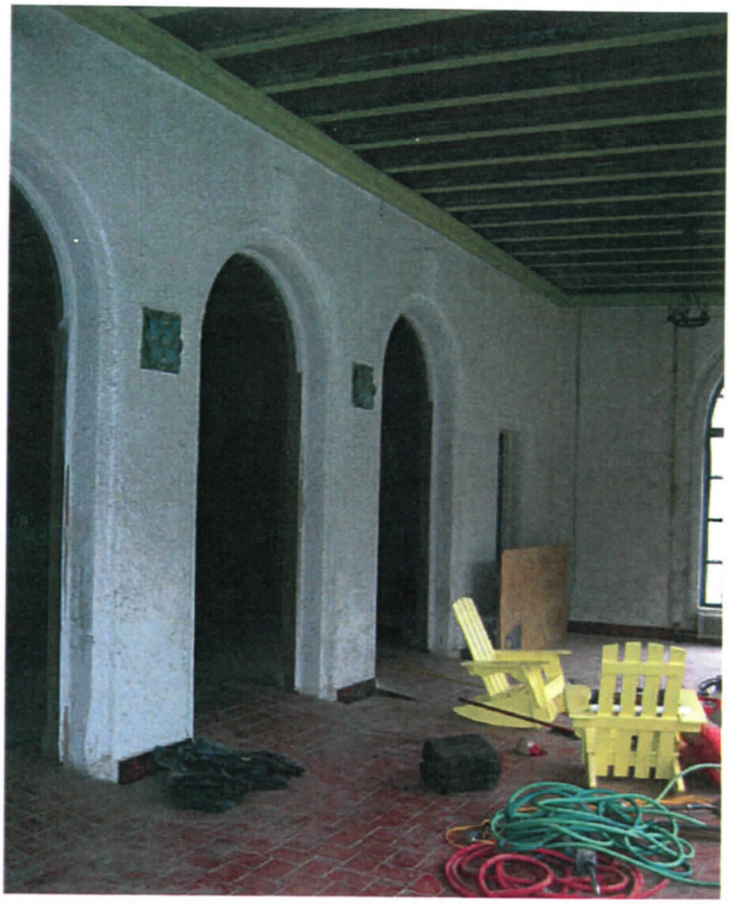
For an historic view, please see the postcard, 1B-8, on page AA-39, and the historic photograph, 1B-10, on page AA-40.



1C-193: Room 109, Sun Porch. East wall. Northeast corner. Window: 137. Chamberlin. 11/03

For an historic view, please see the postcard, 1B-8, on page AA-39, and the historic photograph, 1B-10, on page AA-40.





1C-194: Room 109, Sun Porch.
East wall, southeast corner.
Window: 136. Chamberlin. 11/03



1C-195: Room 109, Sun Porch.
South wall. Window: 136,120.
Chamberlin. 11/03

1C-196: Room 109, Sun Porch. South wall. Windows: 120, 121, 122. Chamberlin. 11/03



1C-197: Room 109, Sun Porch. South wall. Window: 137, 120. Chamberlin. 11/03






1C-198: Room 109, Sun Porch. Southwest corner. Windows: 120, 121, 122, 123, 124, 125. Door: 109. Chamberlin. 11/03



1C-199: Room 109, Sun Porch. West wall. Door: 109. Note: Water damage above fan window. Chamberlin. 11/03

1C-200: Room 109, Sun Porch. Southwest corner. Detail. Note: Damage to plaster and exposed rafters. Windows: 120, 121. Chamberlin. 11/03



1C-201: Room 109, Sun Porch. East wall. Window: 137. Chamberlin. 11/03





1C-202: Room 109, Sun Porch. East wall. Detail. Terra Cotta tile. Chamberlin. 11/03

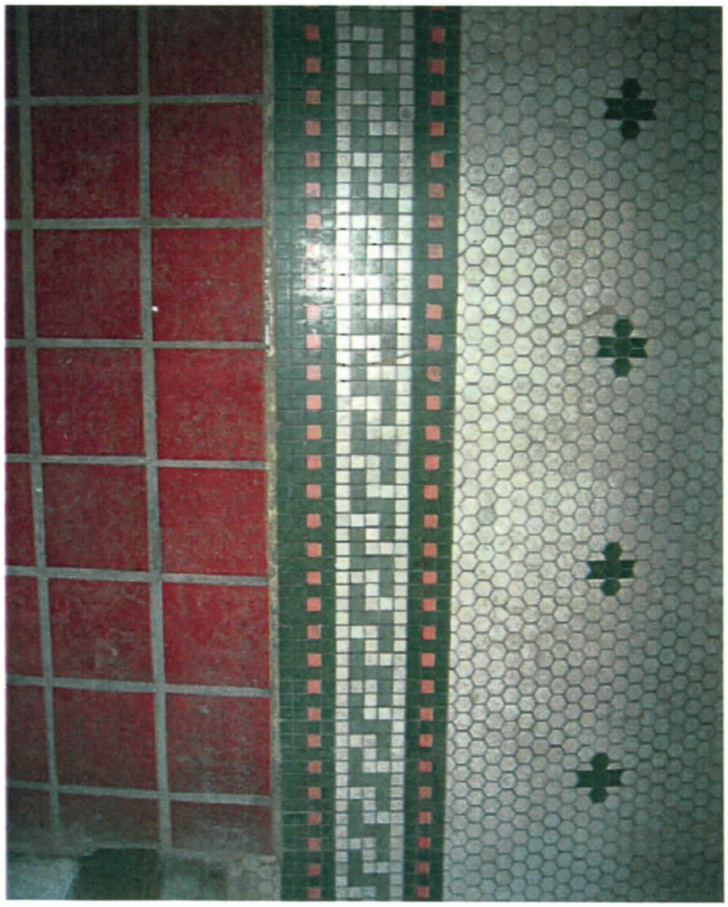


1C-203: Room 109, Sun Porch. Detail: Floor tile. Chamberlin. 11/03

1C-204: Room 109, Sun Porch. Floor. Detail: Ramps added after original construction. Note: Tile border is covered. Chamberlin. 11/03



1C-205: Room 109, Sun Porch. Detail of tile at the ramp between Room 109, Sun Porch and Room 110, Lobby. Chamberlin. 11/03






1C-206: Room 110, Lobby. Floor detail. Chamberlin. 11/03

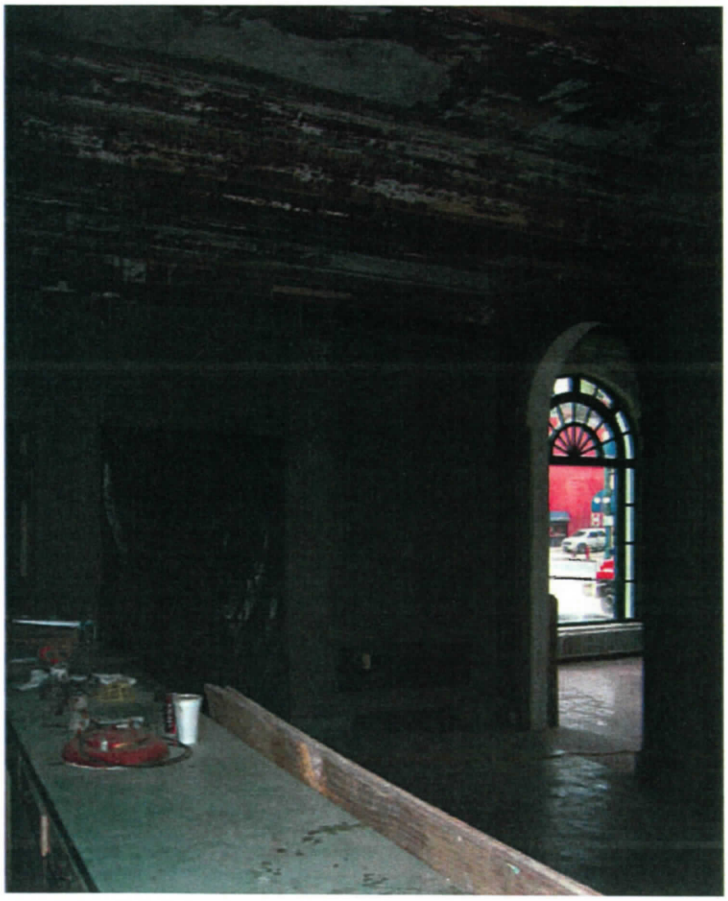


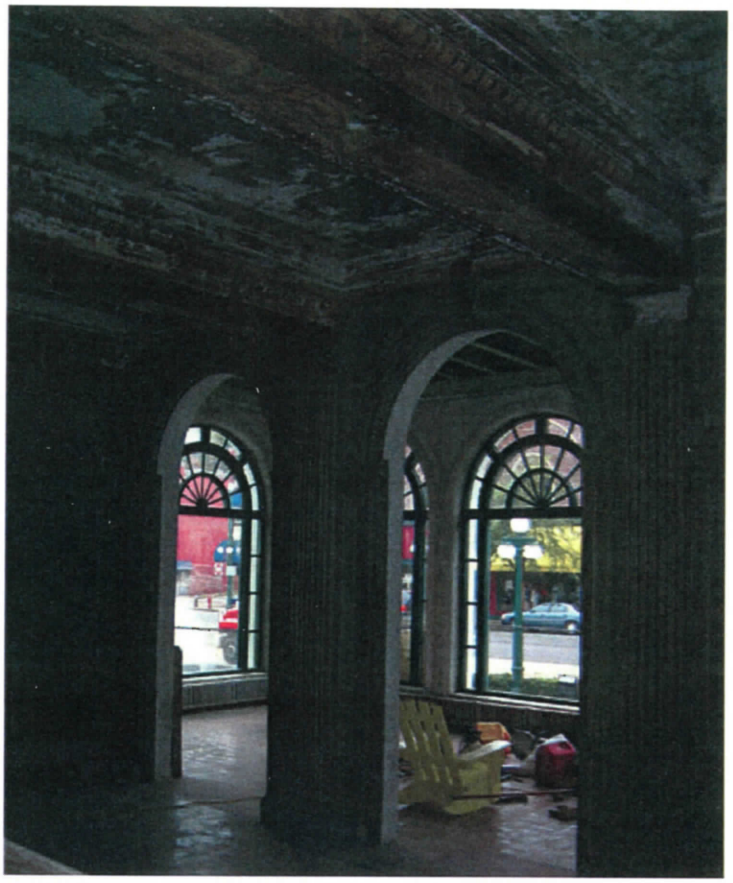

1C-207: Room 110, Lobby. Northeast corner. Door: 110A. Chamberlin. 11/03

1C-208: Room 110, Lobby. South wall. Door: 110D, 117A (behind plastic). Chamberlin. 11/03



1C-209: Room 110, Lobby. South wall. Southwest corner. Door: 117A. Chamberlin. 11/03





1C-210: Room 110, Lobby. West wall. Looking into room 109, Sunporch. Chamberlin. 11/03



1C-211: Room 110, Lobby. West wall. North ceiling panel. Chamberlin. 11/03




1C-212: Room 110, Lobby. East wall. Door: 110E. Chamberlin. 11/03

1C-213: Room 110, Lobby. East wall. Northeast corner. Door: 11A (left). Chamberlin. 11/03





1C-214: Room 110, Lobby. East wall. Southeast corner. Doors: 110D (right), 117A (behind plastic). Chamberlin. 11/03



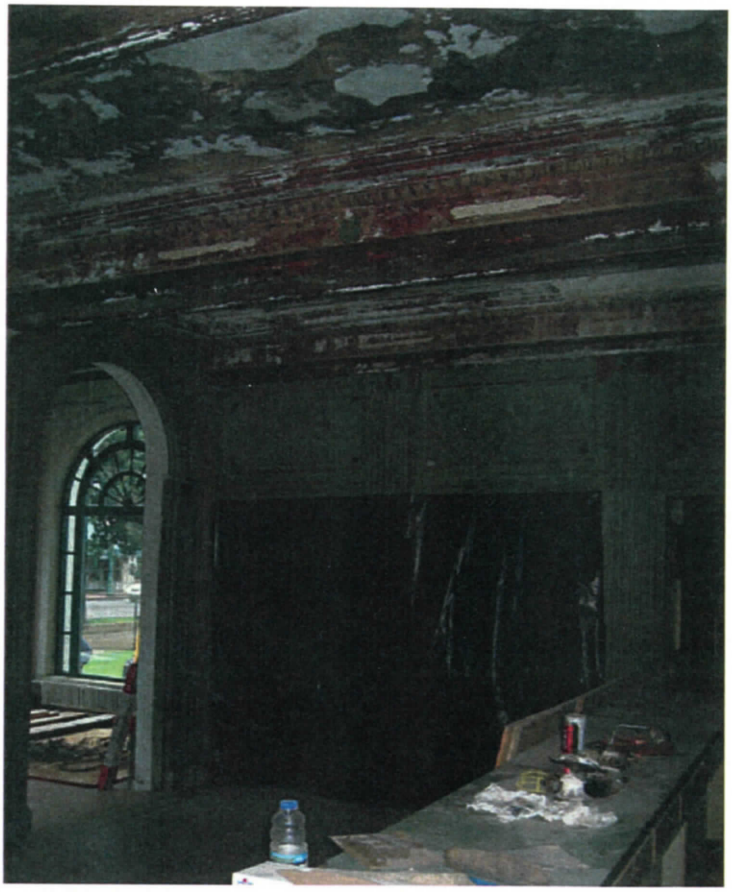
1C-215: Room 110, Lobby. West wall. Southwest corner. Looking into room 109, Sun Porch. Chamberlin. 11/03

1C-216: Room 110, Lobby. West wall. South ceiling panel. Chamberlin. 11/03

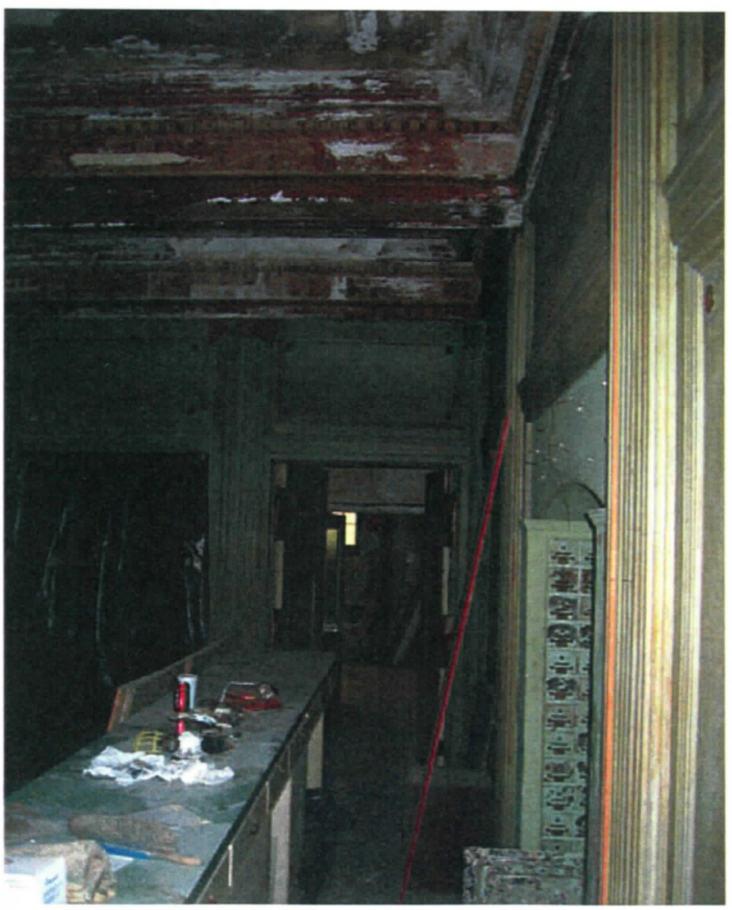


1C-217: Room 110, Lobby. West wall. Center ceiling panel. Chamberlin. 11/03





1C-218: Room 110, Lobby. North wall. Northwest corner. Door: 104A (behind plastic). Chamberlin. 11/03



1C-219: Room 110, Lobby. North wall. North east corner. Door: 110A. Chamberlin. 11/03




1C-220: Room 110, Lobby. Detail on east wall. Chamberlin. 11/03



1C-221: Room 110, Lobby. Detail of painted beams. Chamberlin. 11/03



1C-222: Room 110, Lobby. Pilaster and ceiling detail. Chamberlin. 11/03



1C-223: Room 110, Lobby. North wall. Door to Room 104, Office. Door: 104A. Chamberlin. 11/03

1C-224: Room 110, Lobby. North wall and counter of the office. Chamberlin. 11/03



1C-225: Room 110, Lobby. Valuables Boxes along north wall behind the check-in desk. Door:110E. Chamberlin. 11/03





1C-226: Room 110, Lobby. Valuables Boxes along south wall behind the check-in desk. Door: 110E. Chamberlin. 11/03




1C-227: Room 110, Lobby. SW corner of room east of lobby. Door: 110C, 110E. Chamberlin. 11/03

1C-228: Room 110, Lobby. NW corner of the room east of the lobby. Door: 110E, 110B. Chamberlin. 11/03



1C-229: Room 110, Lobby. West wall of room east of the lobby. Door: 110E. Chamberlin. 11/03



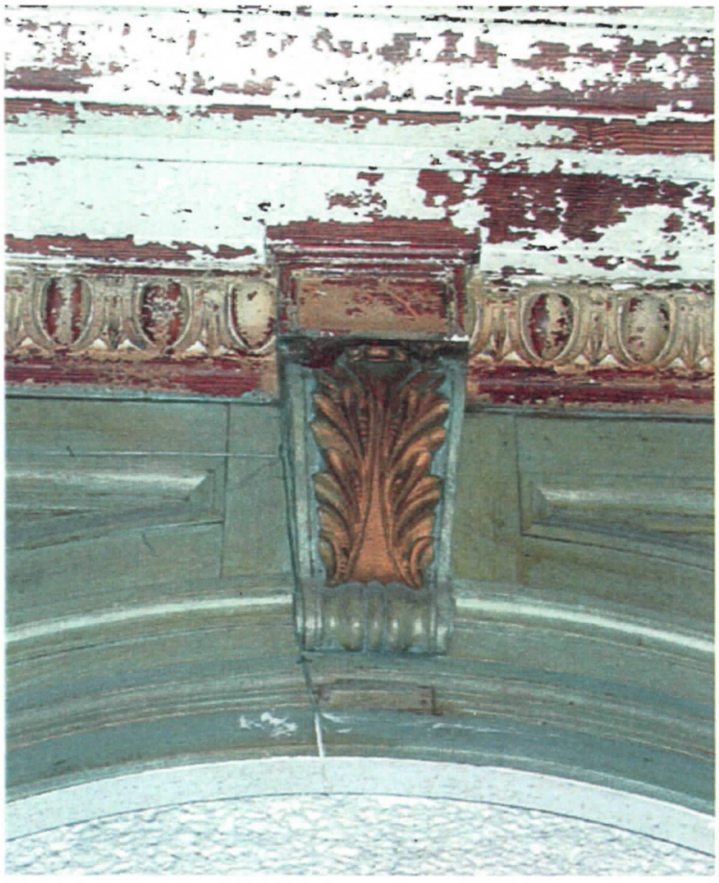



1C-230: Room 110, Lobby. South wall of room east of the lobby. Chamberlin. 11/03



1C-231: Room 110, Lobby. North wall of the room east of the lobby. Door 110B. Chamberlin. 11/03

1C-232: Room 110, Lobby. Detail of the keystone in the arches along the west wall. Chamberlin. 11/03





1C-233: Room 110A, Hall A. Detail of floor tiles. Door: 102B. Chamberlin. 11/03



1C-234: Room 110A, Hall A North Wall. Doors: 110A - foreground, 105B. Chamberlin. 11/03

1C-235: Room 110A, Hall A. South wall. Doors:105B - foreground, 104B - photo right, 110A. Chamberlin. 11/03



1C-236: Room 110B, Hall B. View into room 117, Cloakroom. Door: 117B. Chamberlin. 11/03





1C-237: Room 111, Toilet. North wall. Chamberlin. 11/03



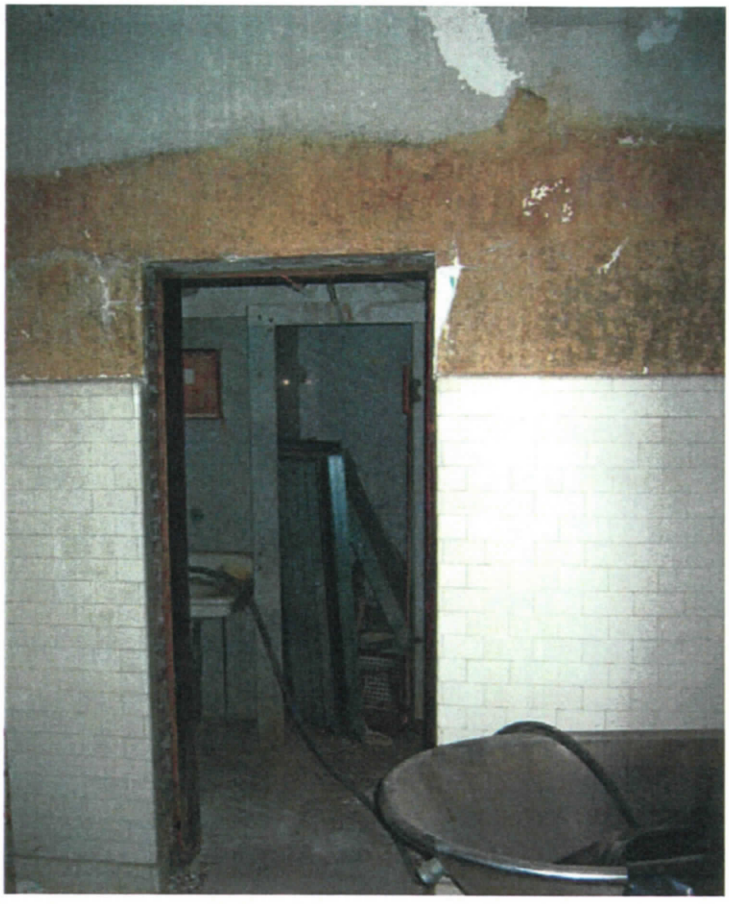
1C-238: Room 111, Toilet. East wall, transom 133. Chamberlin. 11/03

1C-239: Room 111, Toilet. South wall. Door: 111B. Chamberlin. 11/03



1C-240: Room 111, Southwest Corner. Door: 111B. Chamberlin. 11/03





1C-241: 1C-230: Room 111, Toilet. West wall. View from room 118, Men's Pack Room. Door: 111A. Chamberlin. 11/03

1C-242: Room 112A, Men's Hall. Looking east. Doors: 108, 113B, 115A, 115B. Chamberlin. 11/03

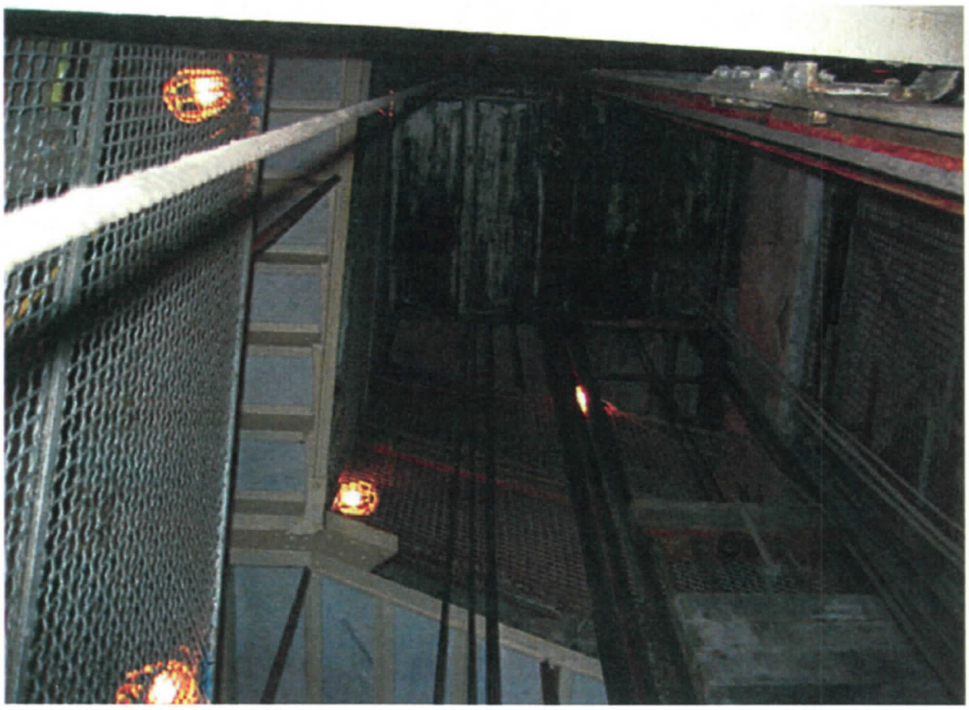


1C-243: Room 112A, Men's Hall. Looking east. Doors: 111B, 108, 113B, 115A, 115B, 115C. Chamberlin. 11/03





1C-244: Room 112B, Men's Elevator and Stair Hall. Base of elevator shaft. Chamberlin. 11/03



1C-245: Room 112B, Men's Elevator and Stair Hall. Elevator shaft, view up. Chamberlin. 11/03

1C-246: Room 112B, Men's Elevator and Stair Hall. First floor looking down to the basement. Chamberlin. 11/03



1C-247: Room 112B, Men's Elevator and Stair Hall. West side of the elevator cage, looking north. Door: 110C. Chamberlin. 11/03



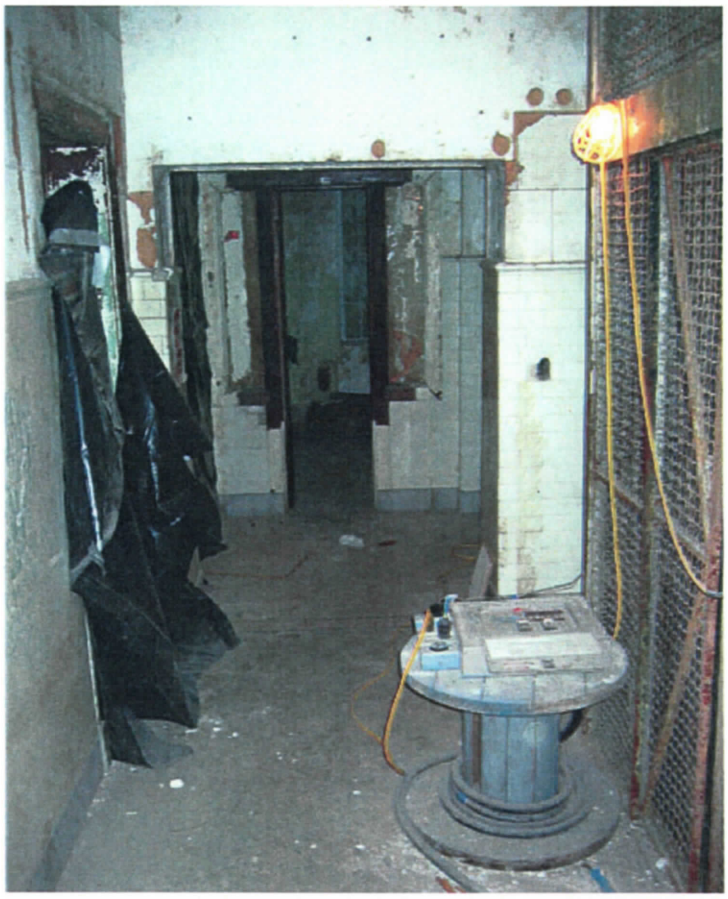


1C-248: Room 112B, Men's Elevator and Stair Hall. West side of the elevator cage, looking south. Door: 115D. Chamberlin. 11/03



1C-249: Room 112B, Men's Elevator and Stair Hall. Looking west. Door: 115C - photo left, 112B. Chamberlin. 11/03

1C-250: Room 112B, Men's Elevator and Stair Hall. Looking west. Door: 115C - photo left, 112B, 117B - beyond. Chamberlin. 11/03



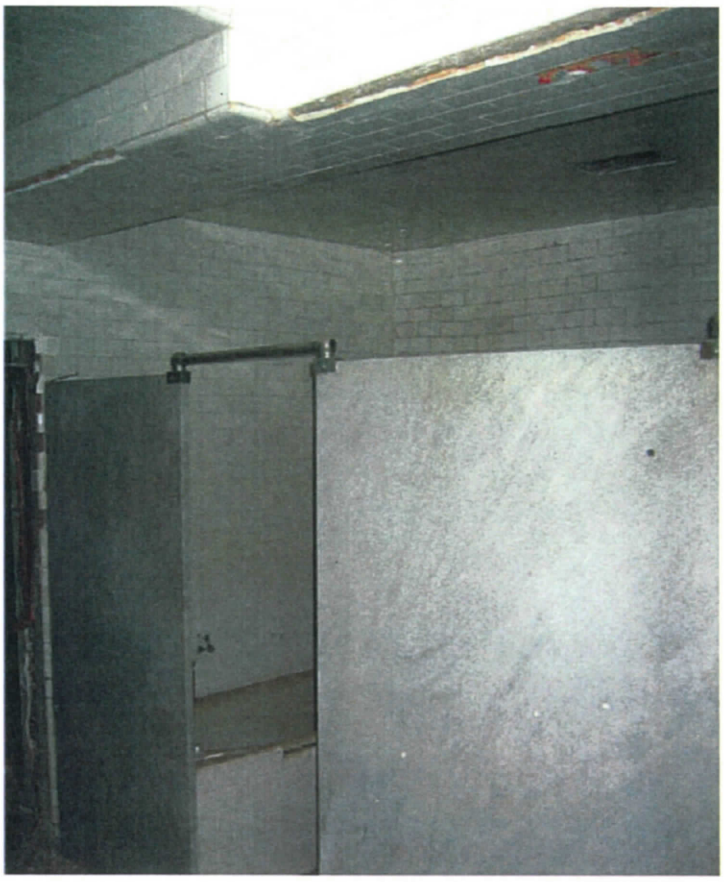
1C-251: Room 112B, Men's Elevator and Stair Hall. South side of the elevator cage. Door: 112A Chamberlin. 11/03





1C-252: Room 112B, Men's Elevator and Stair Hall. Stairs east of elevator cage.First floor to Second. Chamberlin. 11/03

1C-253: Room 113, Men's Bath Hall. Northwest corner. Chamberlin. 11/03



1C-254: Room 113, Men's Bath Hall. Southeast Corner, looking east. Chamberlin. 11/03





1C-255: Room 113, Men's Bath Hall. North wall. Chamberlin. 11/03



1C-256: Room 113, Men's Bath Hall. Northeast corner. Chamberlin. 11/03

1C-257: Room 113, Men's Bath Hall. West wall. Door: 113A. Chamberlin. 11/03



1C-258: Room 113, Men's Bath Hall. South S6 skylight, north side. Looking north. Chamberlin. 11/03





1C-259: Room 113, Men's Bath Hall. South S6 skylight. North side looking east. Note vaulted ceiling tile ceiling to left. Chamberlin. 11/03



1C-260: Room 113, Men's Bath Hall. Central S5 skylight, southeast corner. Chamberlin. 11/03



1C-261: Room 113, Men's Bath Hall. Central Skylight S5, NW corner. Chamberlin. 11/03



1C-262: Room 113, Men's Bath Hall. Central Skylight S5, east side. Chamberlin. 11/03



1C-263: Room 113, Men's Bath Hall. Central Skylight S5, SE corner. Chamberlin. 11/03



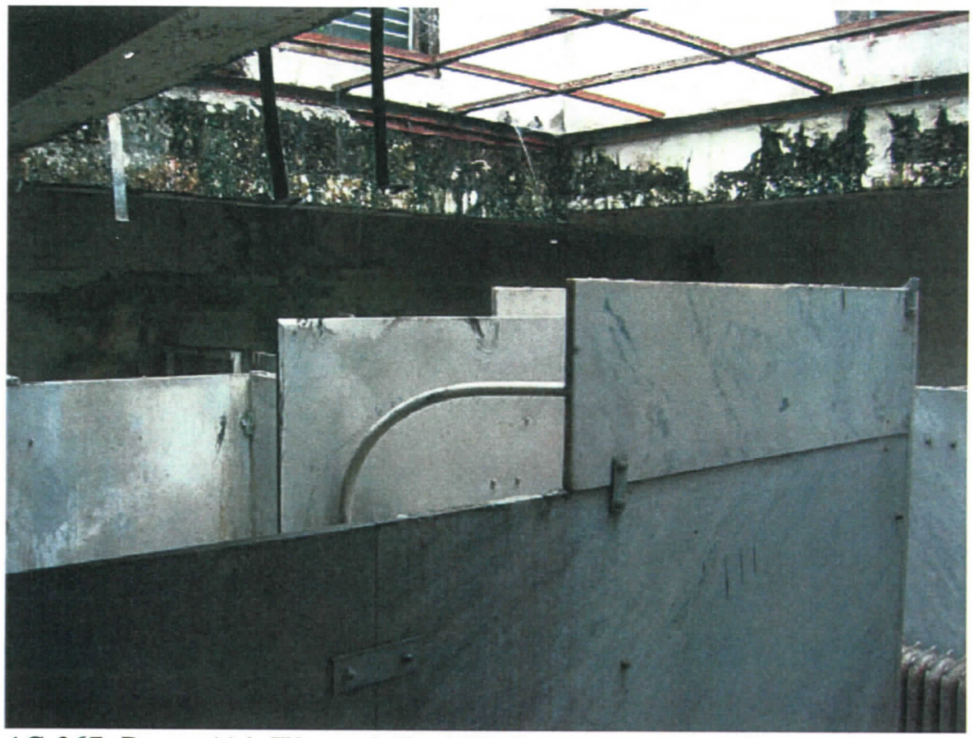
1C-264: Room 113, Men's Bath Hall. Central Skylight S5, SW corner. Chamberlin. 11/03

1C-265: Room 113, Men's Bath Hall. North wall looking east. Central skylight, S5. Chamberlin. 11/03



1C-266: Room 113, Men's Bath Hall. Remaining lockers. Chamberlin. 11/03





1C-267: Room 114, Women's Bath Hall. Skylight S4, northeast corner. Chamberlin. 11/03



1C-268: Room 114, Women's Bath Hall. Skylight S4, east wall. Chamberlin. 11/03



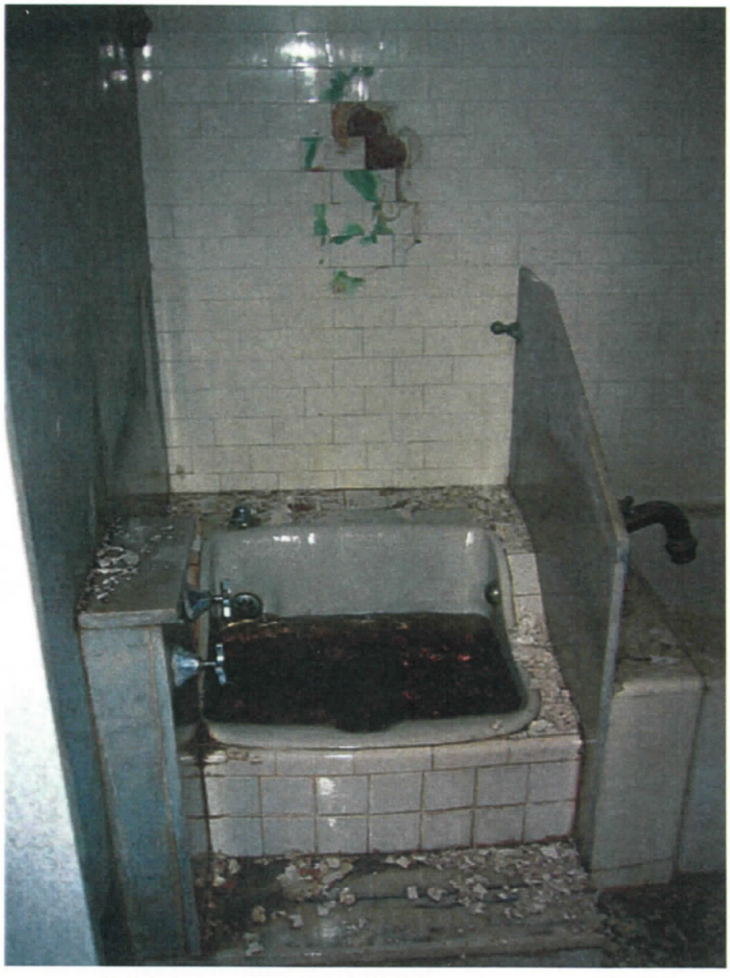
1C-269: Room 114, Women's Bath Hall. Southeast and south walls of the skylight S4. Note ferns growing from the wall. Chamberlin. 11/03

1C-270: Room 114, Women's Bath Hall. Southeast corner. Skylight S4. Chamberlin. 11/03



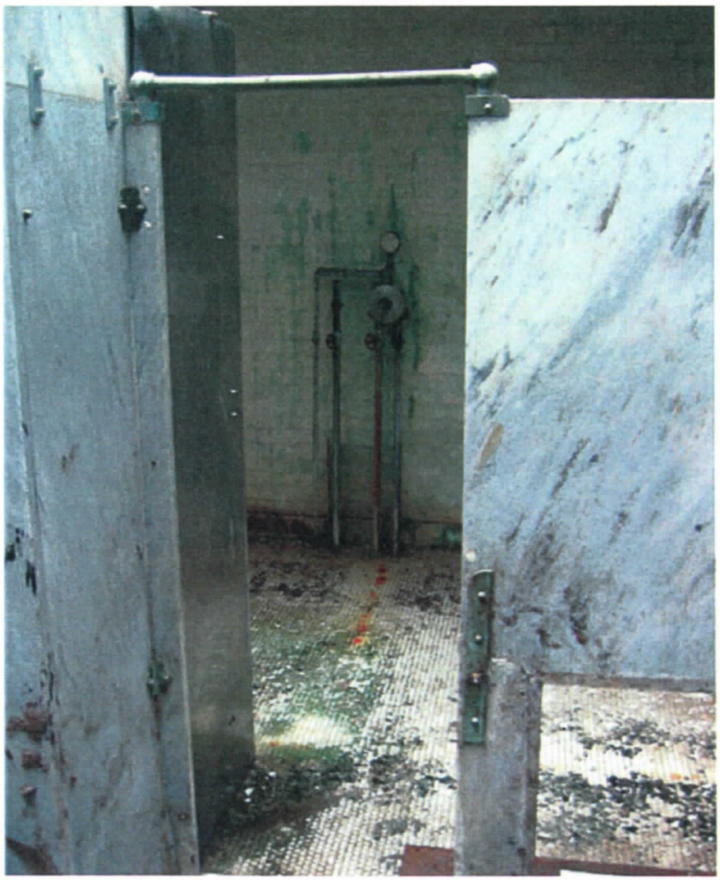


1C-271: Room 114, Women's Bath Hall. Southwest corner. Ceiling detail. Door: 114B. Chamberlin. 11/03



1C-272: Room 114, Women's Bath Hall. Southeast corner. Sitz bath filled with stagnant water. Chamberlin. 11/03

1C-273: Room 114, Women's Bath Hall. Detail of interior. Chamberlin. 11/03



1C-274: Room 114, Women's Bath Hall. Detail of interior. Skylight S4. Chamberlin. 11/03





1C-275: Room 114, Women's Bath Hall. Detail of interior. Chamberlin. 11/03

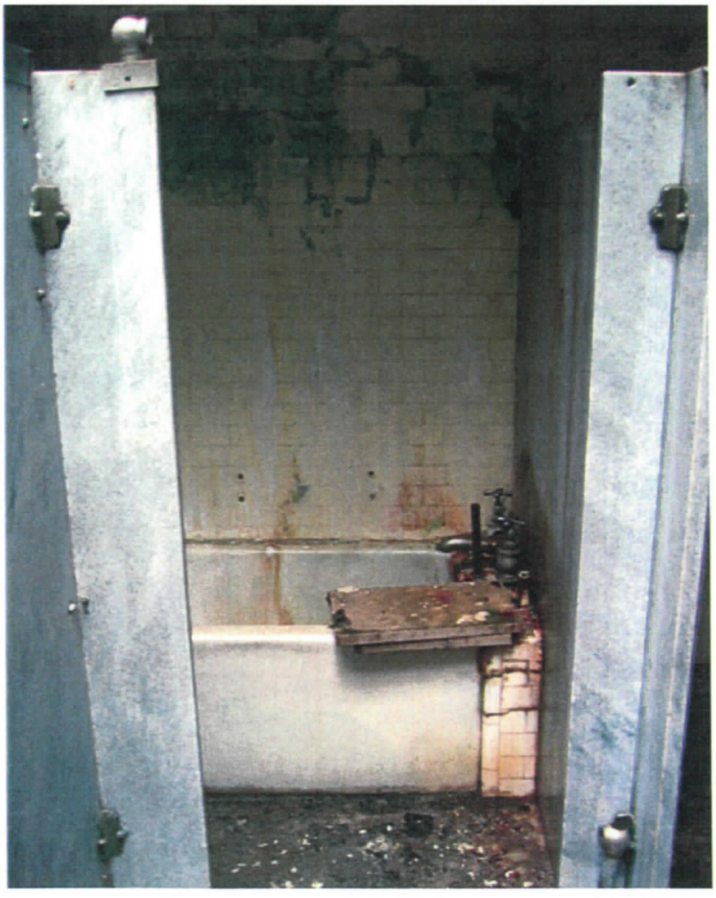


1C-276: Room 114, Women's Bath Hall. Detail of biological growth on a tile wall. Chamberlin. 11/03

1C-277: Room 114, Women's Bath Hall. North wall, bath detail. Chamberlin. 11/03



1C-278: Room 114, Women's Bath Hall. North wall, bath detail. Chamberlin. 11/03





1C-279: Room 114, Women's Bath Hall. Floor with water and organic growth. Chamberlin. 11/03

1C-280: Room 115, Men's Cool Room. Northwest corner. Doors: 116A, 115D. Chamberlin. 11/03



1C-281: Room 115, Men's Cool Room. North wall. Door: 115B. Chamberlin. 11/03



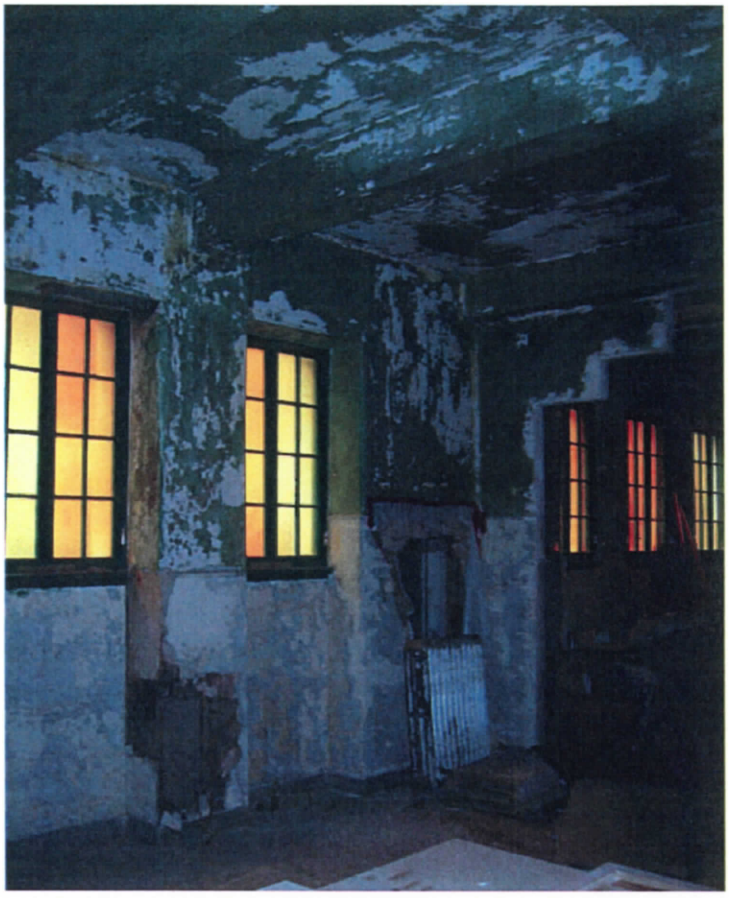


1C-282: Room 115, Men's Cool Room. South and East walls. Windows: 110,111. Chamberlin. 11/03

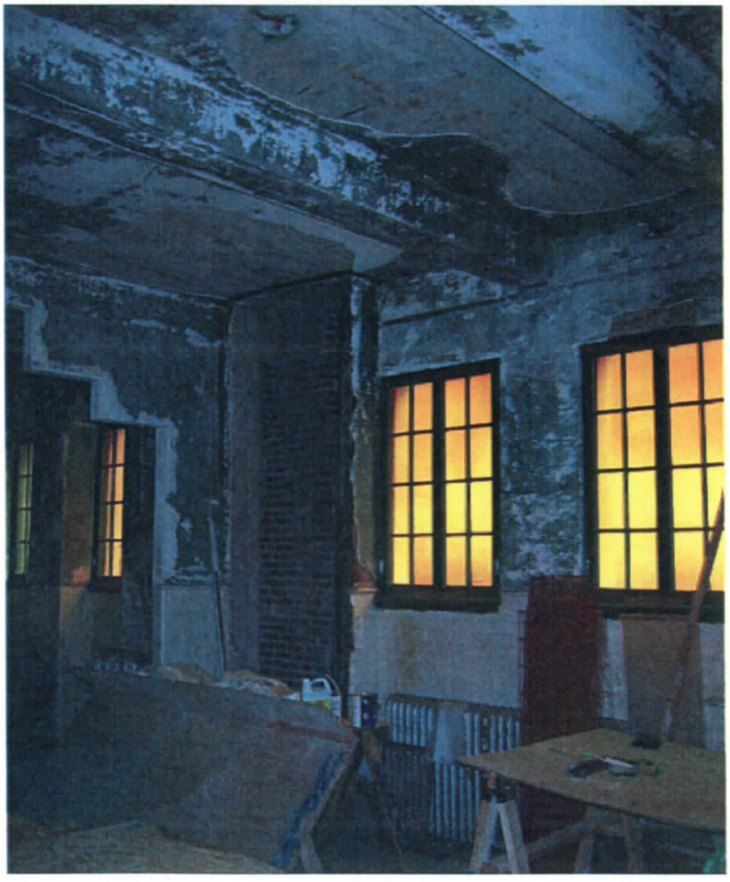


1C-283: Room 115, Men's Cool Room. South and east walls. Windows: 110, 111, 112, 113. Chamberlin. 11/03

1C-284: Room 115, Men's Cool Room. South wall. Windows: 111, 112, 113, 114, 115. Chamberlin. 11/03



1C-285: Room 115, Men's Cool Room. South wall. Windows: 111, 112, 113, 114. Chamberlin. 11/03





1C-286: Room 115, Men's Cool Room. South and west wall. Door: 116A. Windows: 113, 114, 115. Chamberlin. 11/03

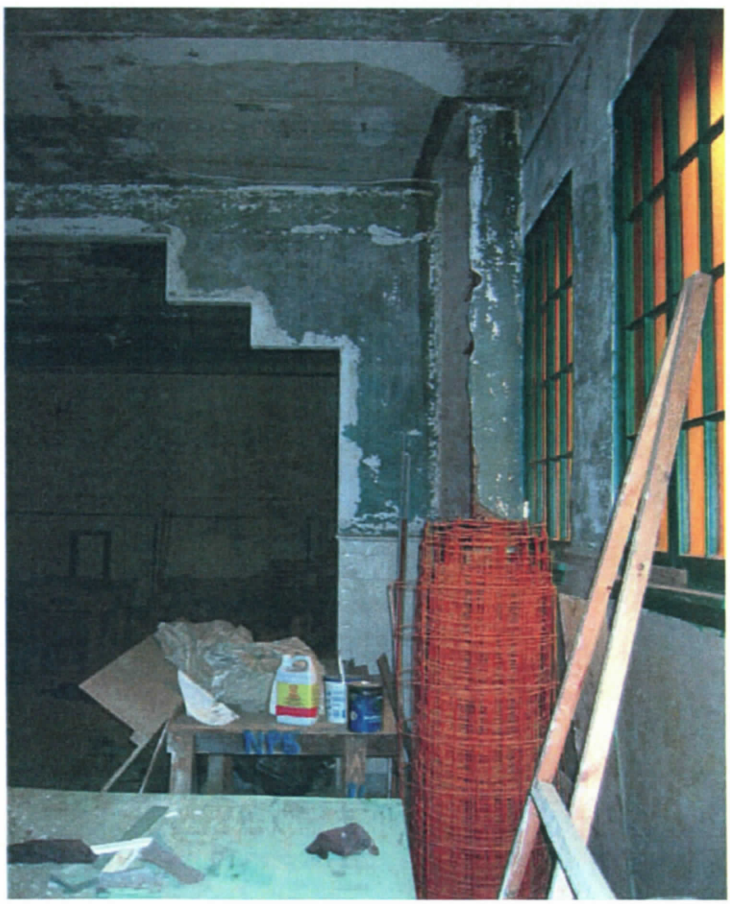


1C-287: Room 115, Men's Cool Room. West wall. Doors: 116A, 115B. Window: 115. Chamberlin. 11/03

1C-288: Room 115, Men's Cool Room. North wall. Door: 115C, 115B. Chamberlin. 11/03



1C-289: Room 115, Men's Cool Room. South wall at ziggurat . Windows: 113, 114. Chamberlin. 11/03






1C-290: Room 115, Men's Cool Room. Northwest corner. Door: 115D. Chamberlin. 11/03

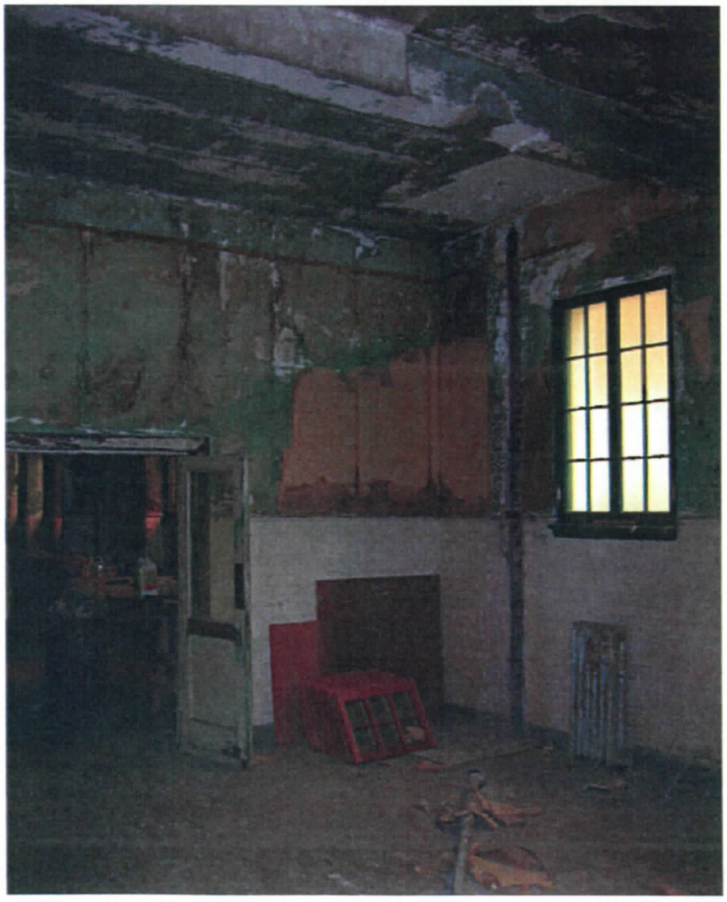


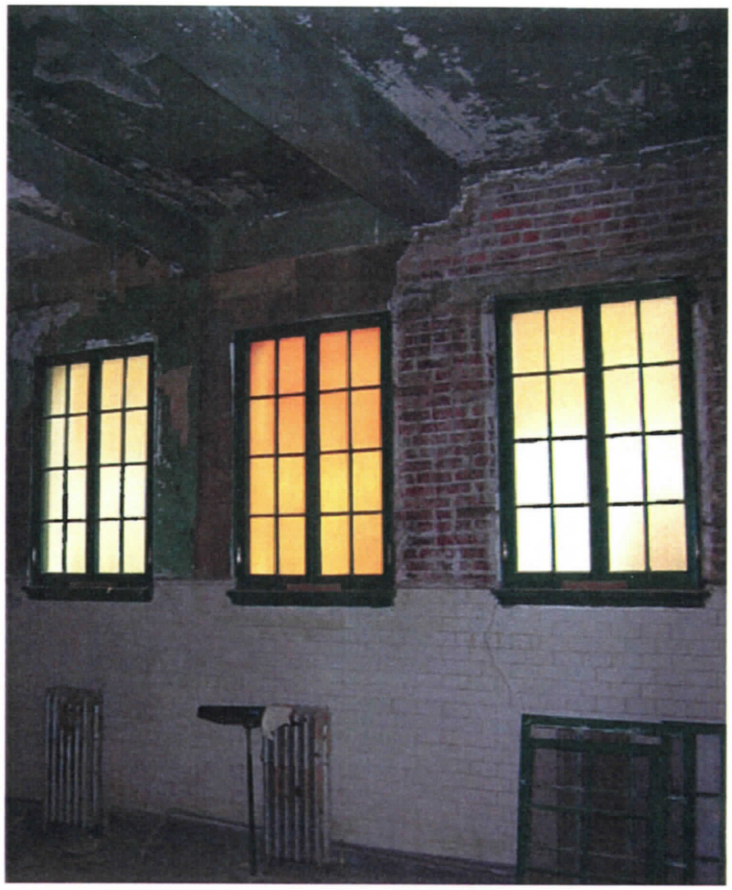
1C-291: Room 116, Massage. Southwest Corner. Note the large cracks running from the upper right to the window. Window: 118. Chamberlin. 11/03

1C-292: Room 116, Massage. East wall. Doors: 116B, 116A. Chamberlin. 11/03

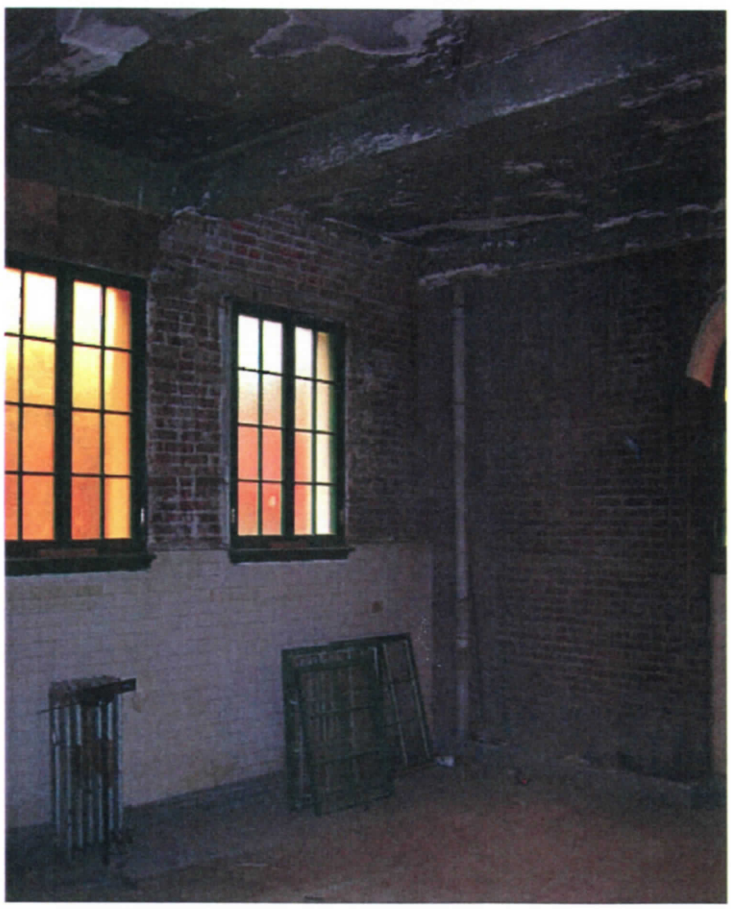


1C-293: Room 116, Massage. East wall. Doors: 116A. Window: 116. Chamberlin. 11/03



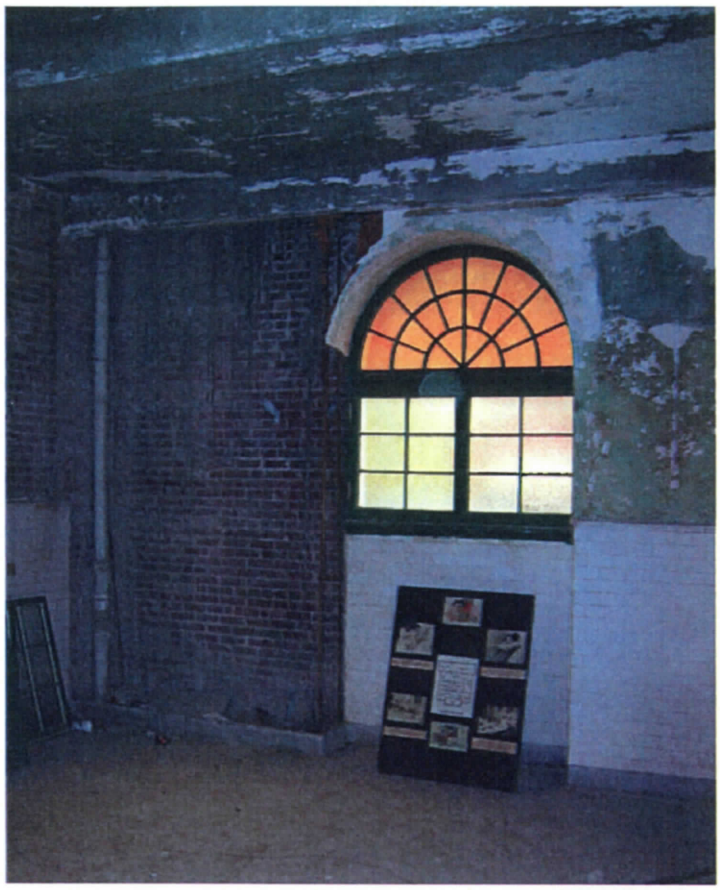


1C-294: Room 116, Massage. South wall. Windows: 116, 117, 118. Chamberlin. 11/03

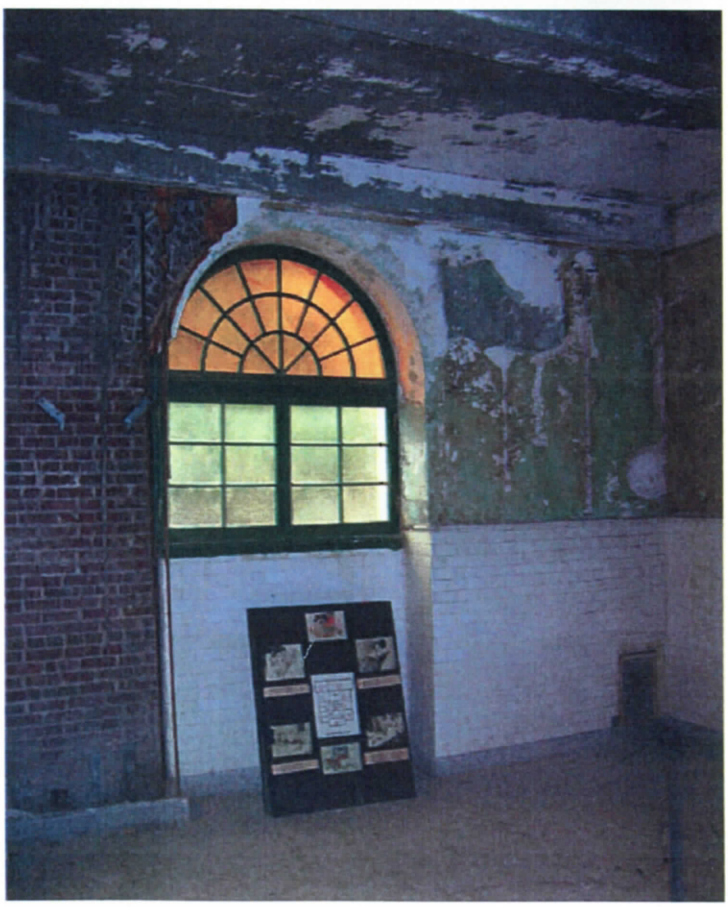


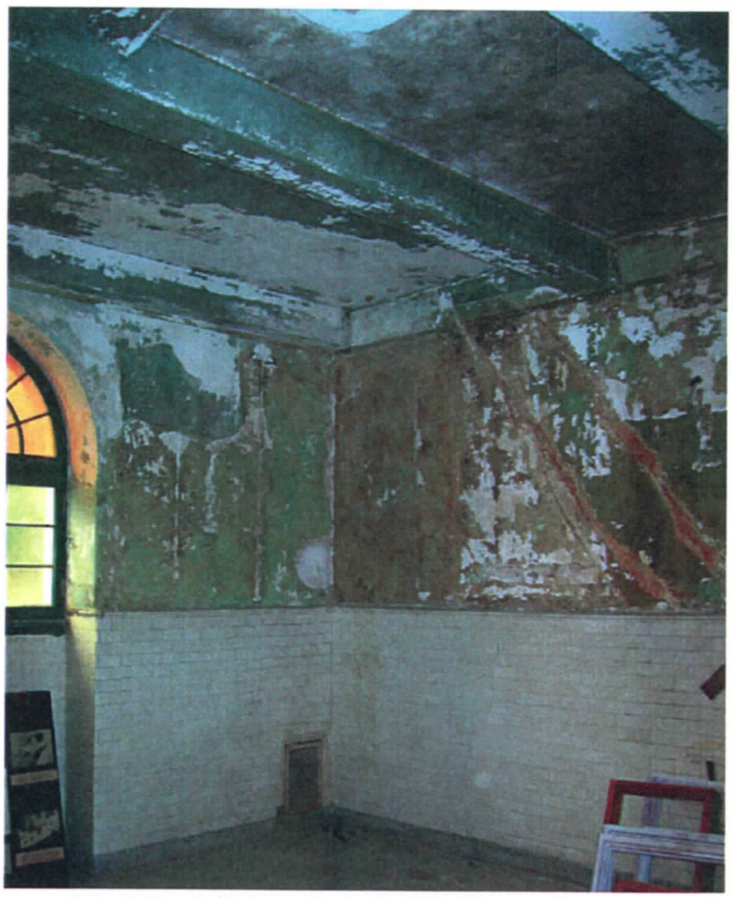
1C-295: Room 116, Massage. Southwest corner. Window: 117, 118. Chamberlin. 11/03

1C-296: Room 116, Massage. West wall. Window: 119.Chamberlin. 11/03



1C-297: Room 116, Massage. Northwest corner. Window: 119. Chamberlin. 11/03





1C-298: Room 116, Massage. Northwest corner. Window: 119. Chamberlin. 11/03



1C-299: Room 116, Massage. North wall, east end. Doors: 116B, 116A. Chamberlin. 11/03

1C-300: Room 116, Massage. North east corner. Door 116B. Chamberlin. 11/03



1C-301: Room 116, Massage. North east corner. Doors: 116B, 116A. Chamberlin. 11/03





1C-302: Room 117, Cloak Room.
North east corner. Door: 117A.
Chamberlin. 11/03



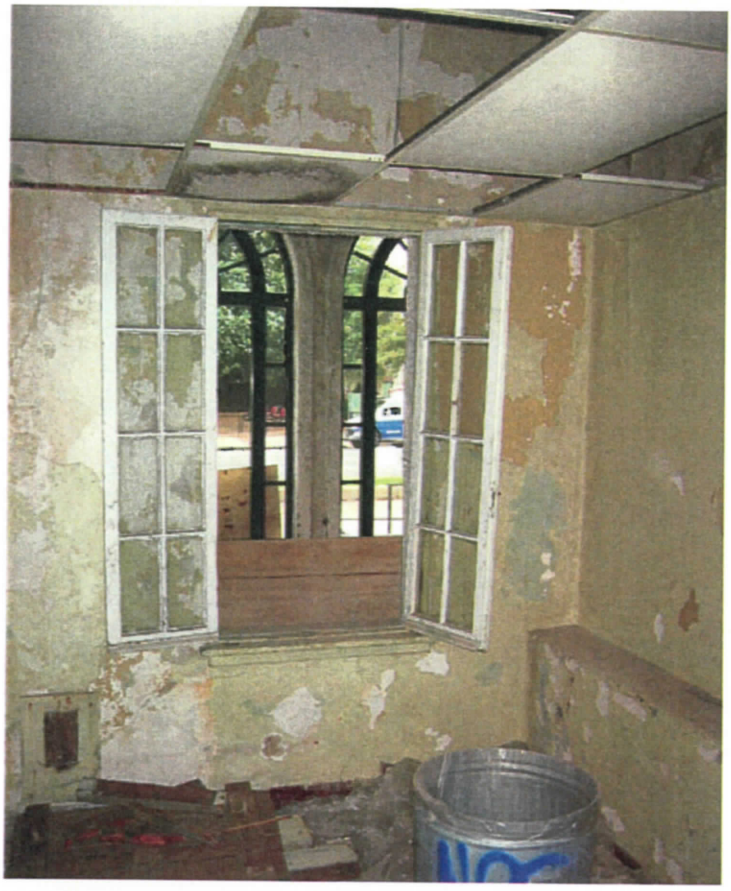
1C-303: Room 117, Cloak Room.
Southeast corner. Door: 117B.
Chamberlin. 11/03

1C-304: Room 117, Cloak Room. Southeast corner. Door: 117B. Chamberlin. 11/03



1C-305: Room 117, Cloak Room. Southwest corner. Window: 136. Chamberlin. 11/03





1C-306: Room 117, Cloak Room.
West wall. Window to lobby shown.
Window: 136. Chamberlin. 11/03



1C-307: Room 200B, Men's Hall.
East wall. Doors: 214, 208A, 209.
Window: 223. Chamberlin. 11/03

1C-308: Room 200A, Women's Hall. Looking east. Doors: 202, 215 (right), 216. Chamberlin. 11/03

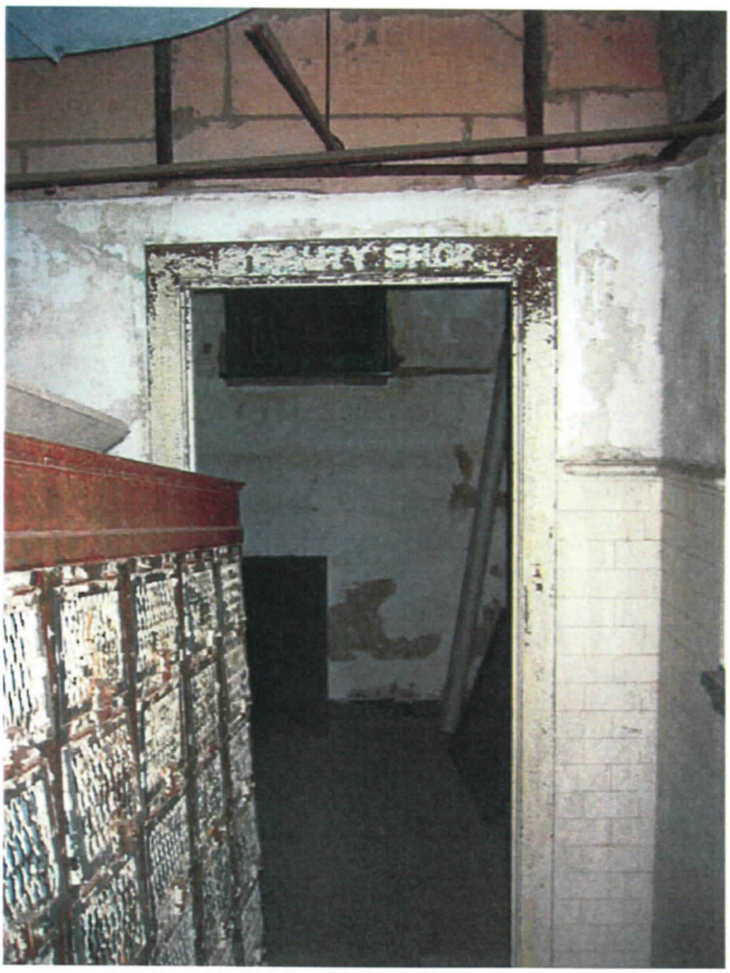


1C-309: Room 200A, Women's Hall. View to the east. Door: 202. Windows: 215, 216. Chamberlin. 11/03





1C-310: Room 200A, Women's Hall. East end. Door: 202. Windows: 215, 216. Chamberlin. 11/03



1C-311: Room 200A, Women's Hall. East wall. Door: 202. Chamberlin. 11/03



1C-312: Room 200A, Women's Hall. North and west walls. Doors: 203C, 201. Chamberlin. 11/03

1C-313: Room 200A, Women's Hall. Looking west. Door: 215 (left), 216, 203A. Window 216. Chamberlin. 11/03





1C-314: Room 200A, Women's Hall. From Room 201 looking throught Door 201 at Window 215. Chamberlin. 11/03



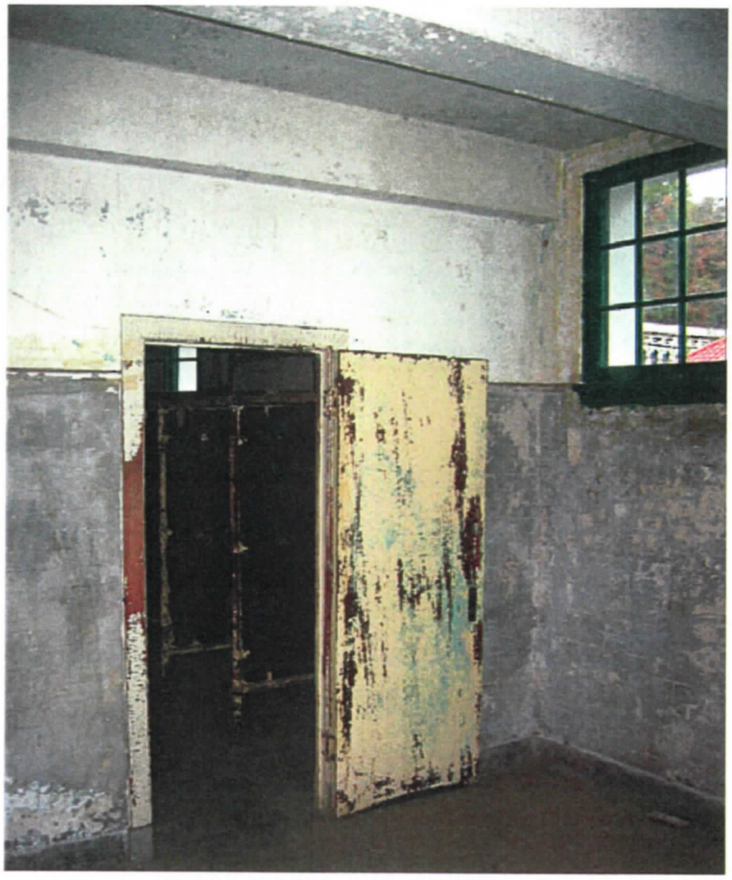
1C-315: Room 200A, Women's Hall. West end. From door 203A looking south. Chamberlin. 11/03

1C-316: Room 217B, Men's Elevator Hall. Looking west. Door: 214, 210B (left), 205. Chamberlin. 11/03

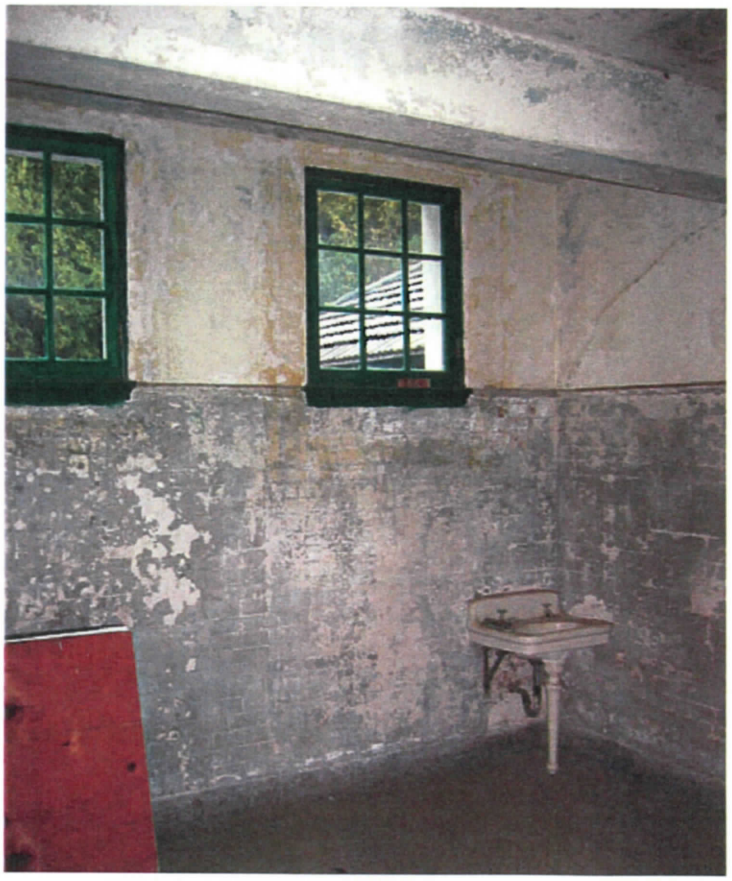


1C-317: Room 200B, Men's Hall. West wall. Doors: 209, 210A, 210B, 217, 205, 214. Window: 223. Chamberlin. 11/03





1C-318: Room 201, Massage. Northwest corner. Door: 203B. Window: 208. Chamberlin. 11/03

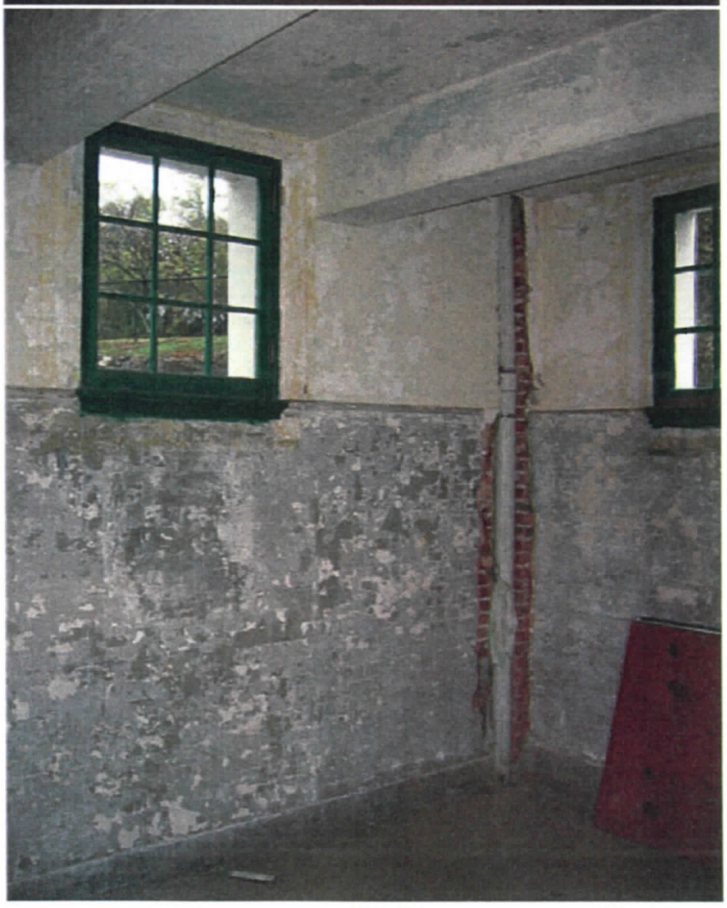


1C-319: Room 201, Massage. East wall, southeast corner Windows: 210, 211. Chamberlin. 11/03

1C-320: Room 201, Massage. North wall. Door: 203B. Windows: 208, 209. Chamberlin. 11/03

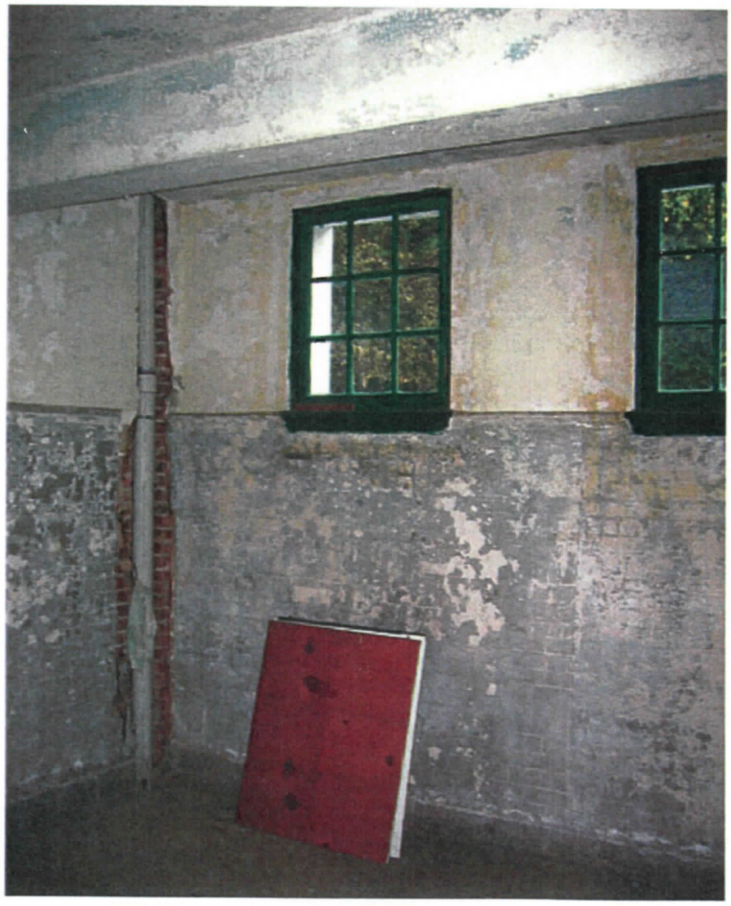


1C-321: Room 201, Massage. Northeast corner. Windows: 209, 210. Chamberlin. 11/03





1C-322: Room 201, Massage. East wall, southeast corner. Window: 211. Chamberlin. 11/03

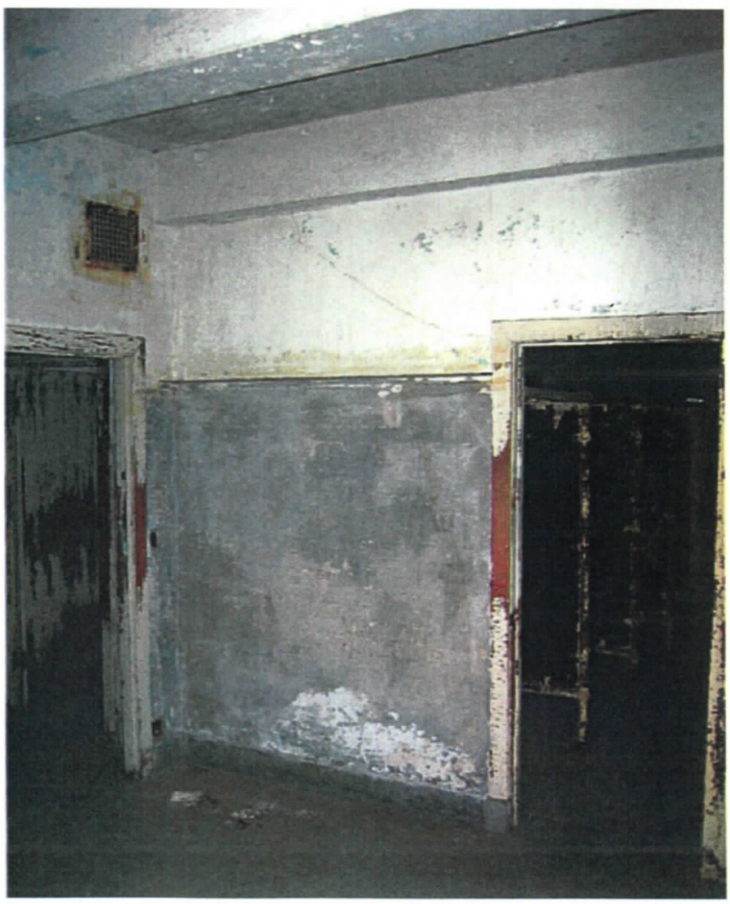


1C-323: Room 201, Massage. East wall. Windows: 210, 211. Chamberlin. 11/03

1C-324: Room 201, Massage. Southwest corner. Door: 201. Chamberlin. 11/03



1C-325: Room 201. Massage. West wall. Doors: 201, 203B. Chamberlin. 11/03





1C-326: Room 201, Massage. Door: 201, looking southwest at door 203C. Chamberlin. 11/03

1C-327: Room 202, Massage. Northwest corner. Chamberlin. 11/03



1C-328: Room 202, Massage. Northwest corner. Chamberlin. 11/03





1C-329: Room 202, Massage.
Northeast corner. Window: 212.
Chamberlin. 11/03



1C-330: Room 202, Massage.
Northeast corner. Window: 212.
Chamberlin. 11/03

1C-331: Room 202, Massage.
Southeast corner. Window 213.
Chamberlin. 11/03



1C-332: Room 202, Massage.
Southeast corner. Window: 214.
Chamberlin. 11/03





1C-333: Room 202, Massage. South wall. Door: 202. Windows: 214, 215. Chamberlin. 11/03



1C-334: Room 202, Massage. Southwest corner. Door: 202. Windows: 214, 215. Chamberlin. 11/03

1C-335: Room 202, Massage. West wall. Door: 202. Windows 214, 215. Chamberlin. 11/03





1C-336: Room 203, Women's Dressing. North wall. Door: 203B. Windows: 205, 206, 207. Chamberlin. 11/03



1C-337: Room 203, Women's Dressing. Northeast corner. Window: 205, 206, 207. Chamberlin. 11/03

1C-338: Room 203Women's Dressing. East wall. Door: 203B.Chamberlin. 11/03





1C-339: Room 203, Women's Dressing. East to southeast corner. Doors: 203B, 203C. Chamberlin. 11/03



1C-340: Room 203, Women's Dressing. South and east wall. Door: 203C. Chamberlin. 11/03



1C-341: Room 203, Women's Dressing. South wall. Chamberlin. 11/03



1C-342: Room 203, Women's Dressing. South wall. Door: 203A. Chamberlin. 11/03



1C-343: Room 203, Women's Dressing. South wall, west corner. Door: 203A. Chamberlin. 11/03



1C-344: Room 203, Women's Dressing. South wall. Door:203A. Chamberlin. 11/03



1C-345: Room 203, Women's Dressing. View west along south wall. Door: 203A. Chamberlin. 11/03

1C-346: Room 203, Women's Dressing. West wall. Chamberlin. 11/03



1C-347: Room 203, Women's Dressing. Detail of a dressing room against the north wall. Chamberlin. 11/03





1C-348: Room 203, Women's Dressing. Detail of dressing room found in the center of the room. Chamberlin. 11/03



1C-349: Room 204, Cool Room. North wall. Windows: 254, 201, 202, 203. Chamberlin. 11/03



1C-350: Room 204, Cool Room. East wall. Door: 204. Windows: 202, 203. Chamberlin. 11/03



1C-351: Room 204, Cool Room. East wall. Door: 204. Chamberlin. 11/03



1C-352: Room 204, Cool Room. South wall. Opening to room 205 Men'sDressing Room is not a door. Chamberlin. 11/03



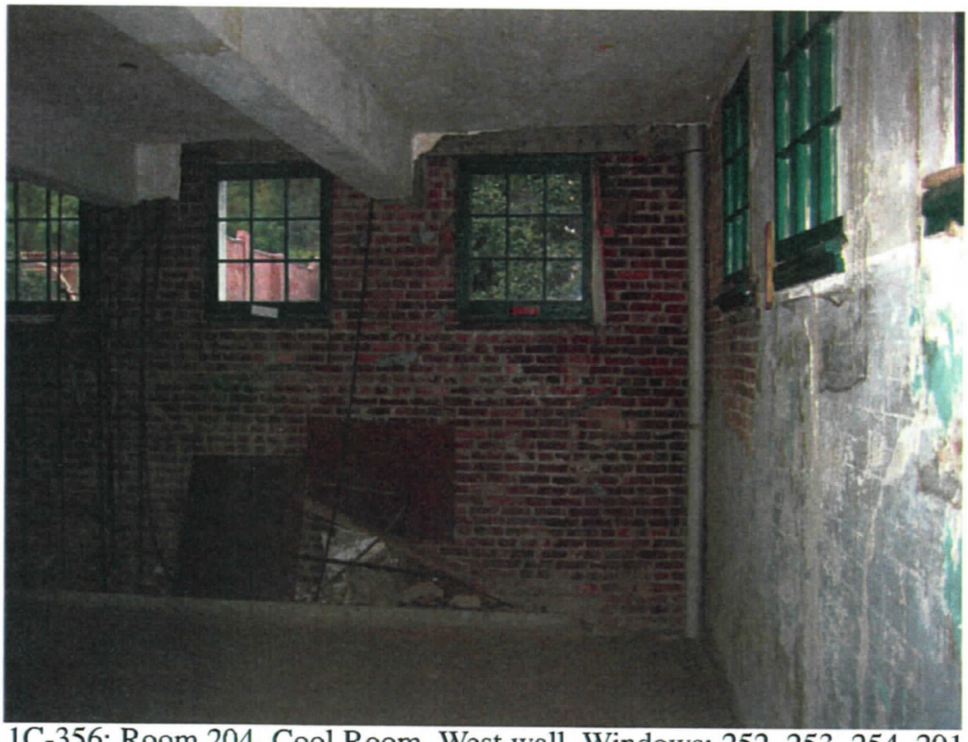
1C-353: Room 204, Cool Room. South wall. Chamberlin. 11/03



1C-354: Room 204, Cool Room. Southwest corner. Windows: 252, 253. Chamberlin. 11/03



1C-355: Room 204, Cool Room. West wall. Windows: 252, 253, 254, 201. Chamberlin. 11/03



1C-356: Room 204, Cool Room. West wall. Windows: 252, 253, 254, 201, 202. Chamberlin. 11/03



1C-357: Room 204, Cool Room. Detail at north wall cracks, northwest corner. Chamberlin. 11/03



1C-358: Room 205, Men's Cool Room. North and east walls. Door: 205. Chamberlin. 11/03



1C-359: Room 205, Men's Cool Room. East wall. Door: 205. Chamberlin. 11/03



1C-360: Room 205, Men's Dressing Room. East wall. Door: 205. Chamberlin. 11/03



1C-361: Room 205, Men's Dressing Room. South wall. Windows: 236, 237, 238, 242, 243, 244, 245, 246. Chamberlin. 11/03



1C-362: Room 205, Men's Dressing Room. Southwest corner. Windows: 236, 237, 238, 242, 243, 244, 245, 246. Chamberlin. 11/03



1C-363: Room 205, Men's Dressing Room. Looking west. Windows: 245, 246, 247, 248. Looking up into open shaft. Chamberlin. 11/03



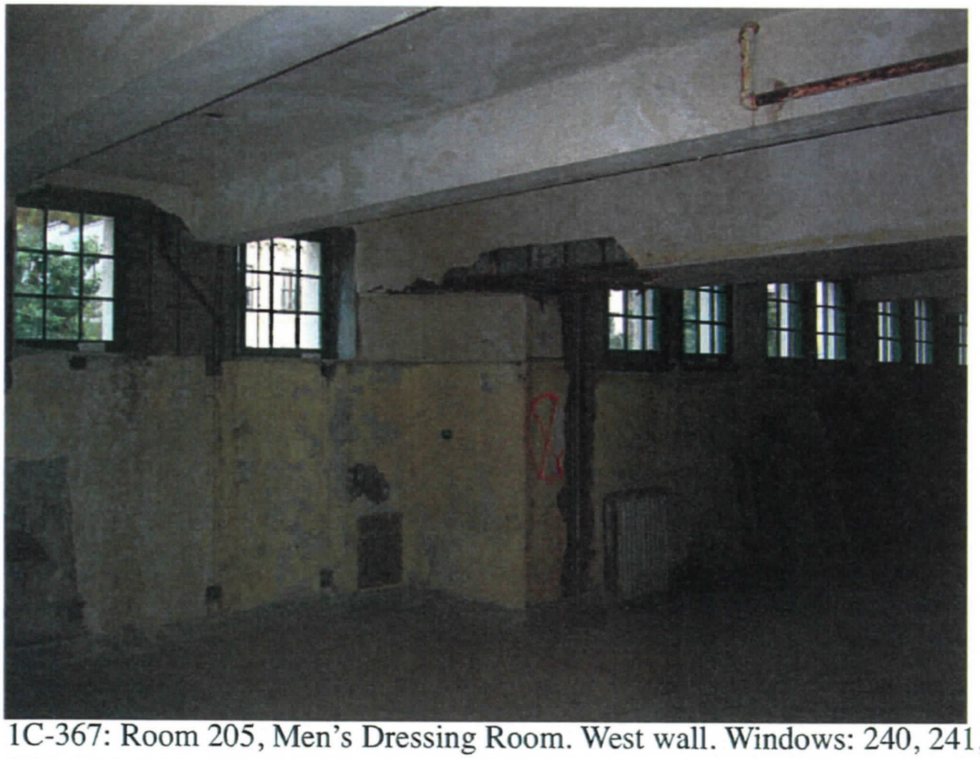
1C-364: Room 205, Men's Dressing Room. Looking west. Windows: 245, 246, 247, 248. Chamberlin. 11/03




1C-365: Room 205, Men's Dressing Room. Looking west. Note: Plywood covering over existing shaft. Chamberlin. 11/03



1C-366: Room 205, Men's Dressing Room. West wall. Windows: 237, 238, 239, 240, 241. Chamberlin. 11/03



1C-367: Room 205, Men's Dressing Room. West wall. Windows: 240, 241, 242, 243, 244, 245, 246, 247, 248. Chamberlin. 11/03



1C-368: Room 205, Men's Cool Room. West wall. Windows: 242, 243, 244, 245, 246, 247, 248, 249, 250, 251. Chamberlin. 11/03



1C-369: Room 206, Female Staff.
East wall. Window: 218.
Chamberlin. 11/03



1C-370: Room 206, Female Staff.
Northeast corner. From door 207A.
Window: 218. Chamberlin. 11/03



1C-372: Room 207, Staff Bedroom. East wall. Windows: 219, 220. Chamberlin. 11/03

1C-373: Room 207, Staff Bedroom. Ceiling. Windows: 218, 219. Chamberlin. 11/03





1C-375: Existing Shaft between rooms 205 and 207. View from basement. Chamberlin. 11/03



1C-376: Existing Shaft between rooms 205 and 207. View from second floor to roof. Chamberlin. 11/03



1C-377: Existing Shaft between rooms 205 and 207. View from the second floor to the roof. Chamberlin. 11/03

1C-378: Existing Shaft between 205 and 207. Chamberlin. 11/03





1C-379: Room 208, Employee Lounge. Northwest corner. Door: 208A. Windows: 224, 225. Chamberlin. 11/03



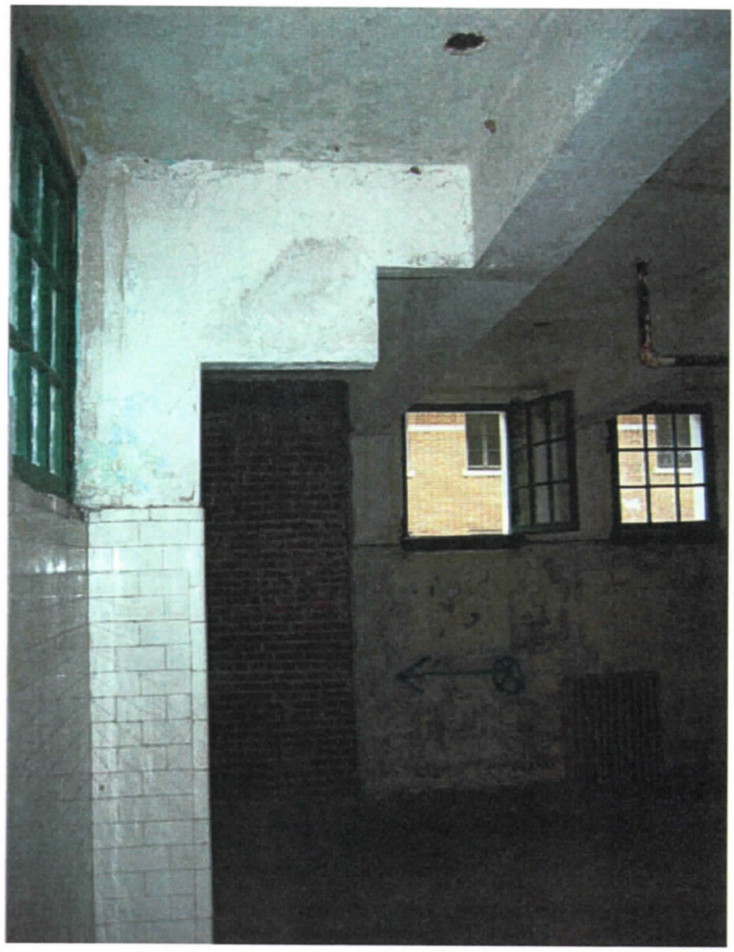
1C-380: Room 208, Employee Lounge. North wall. Door: 208A. Windows: 224, 225, 228. Chamberlin. 11/03



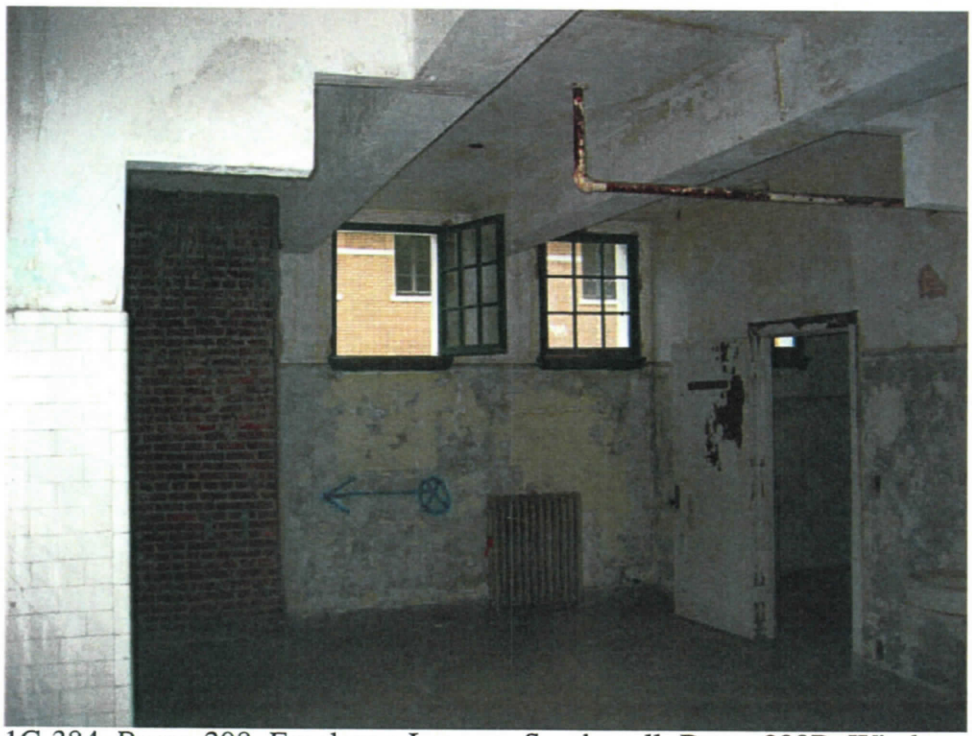
1C-381: Room 208, Employee Lounge. North wall. Windows: 224, 225, 226, 227. Note: window 226 opens into the attic space. Chamberlin. 11/03



1C-382: Room 208, Employee Lounge. Northeast corner. Windows: 225, 226, 227, 228. Chamberlin. 11/03



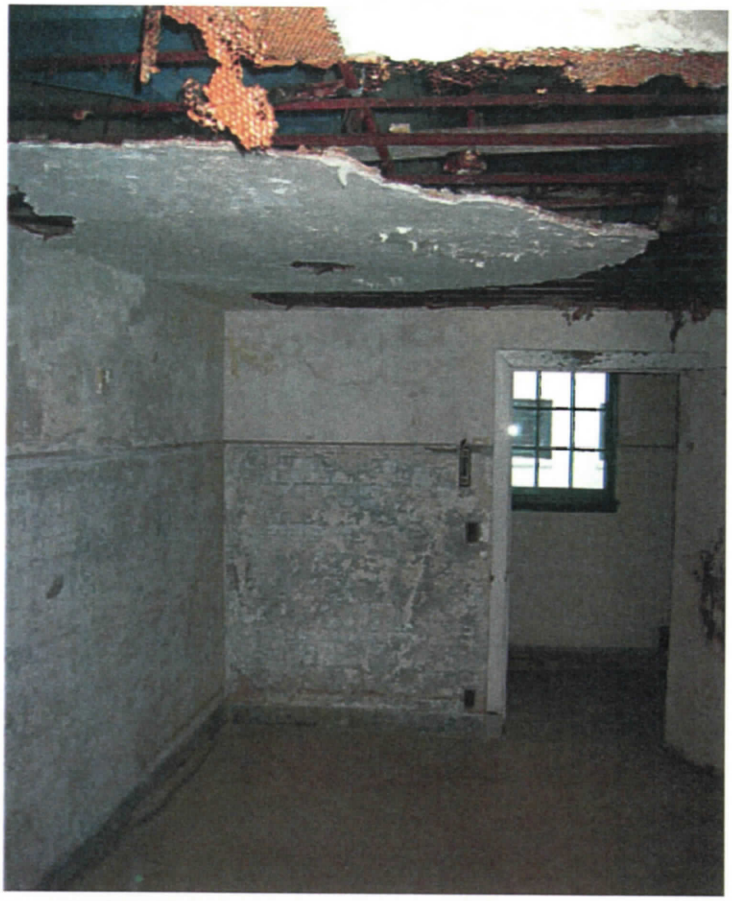
1C-383: Room 208, Employee Lounge. East and South wall. Windows: 227, 231, 232. Chamberlin. 11/03



1C-384: Room 208, Employee Lounge. South wall. Door: 208B. Windows: 231, 232. Chamberlin. 11/03



1C-385: Room 208, Employee Lounge. Southwest corner. Door: 208B. Windows: 230, 231.Chamberlin. 11/03



1C-386: Room 209, Male Staff.
Northwest corner. Door: 209.
Window: 223. Chamberlin. 11/03



1C-387: Room 209, Male Staff.
Northeast corner. Door: 209.
Window: 223. Chamberlin. 11/03

1C-388: Room 209, Male Staff. Southeast corner. Door: 208B. Window: 232. Chamberlin. 11/03



1C-389: Room 209, Male Staff. South wall. Window: 232. Chamberlin. 11/03





1C-390: Room 209, Men's Lounge. Detail of a historic thermostat on the north wall. Chamberlin. 11/03



1C-391: Room 209, Men's Lounge. Detail of a historic thermostat on the north wall with the cover removed. Chamberlin. 11/03



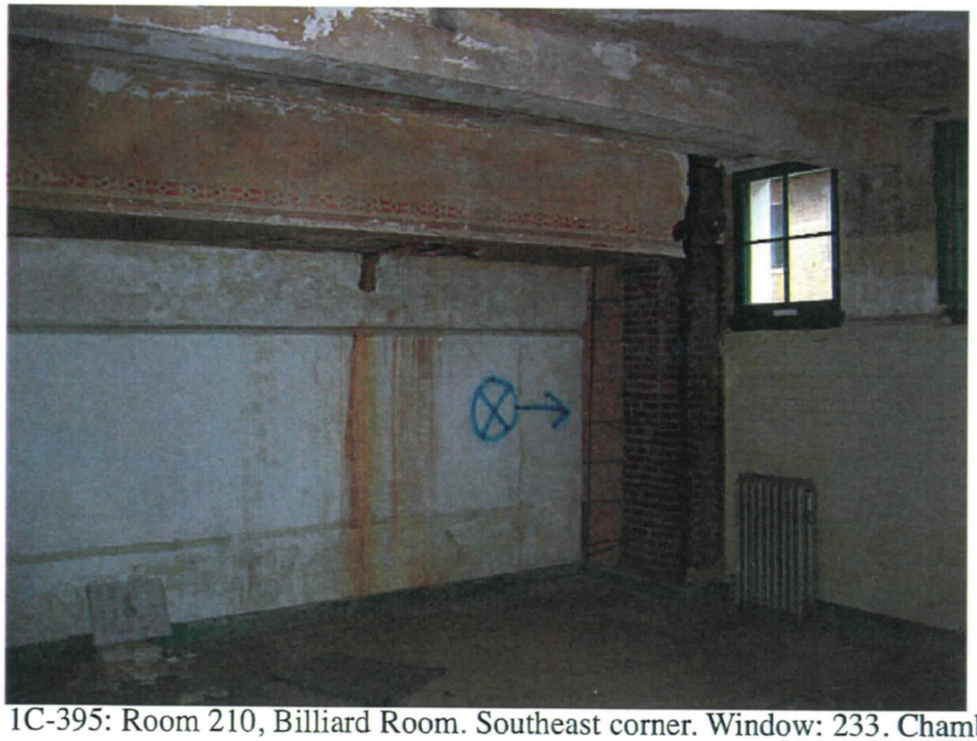
1C-392: Room 210, Billiard Room. North wall. Door: 210B. Chamberlin. 11/03



1C-393: Room 210, Billiard Room. Northeast corner. Door: 210A. Chamberlin. 11/03



1C-394: Room 210, Billiard Room. East wall. Note: Stencil on beam. Door: 210A.Chamberlin. 11/03



1C-395: Room 210, Billiard Room. Southeast corner. Window: 233. Chamberlin. 11/03



1C-396: Room 210, Billiard Room. Southeast corner. Windows: 233, 234, 235. Chamberlin. 11/03



1C-397: Room 210, Billiard Room. South wall. Windows: 233, 234, 235. Chamberlin. 11/03



1C-398: Room 210, Billiard Room. Southwest corner. Door: 210A. Window: 235. Chamberlin. 11/03



1C-399: Room 210, Billiard Room. West wall. Door: 210B. Chamberlin. 11/03



1C-400: Room 210, Billiard Room. Example of the decorative finish at the ceiling coffer, south wall. Chamberlin. 11/03



1C-401: Room 210, Billiard Room. Decorative finish found at the south wall, between windows 234 and 235. Chamberlin. 11/03



1C-371: Room 211, Hall. View to the north. Room 213, Toilet at photo right. Chamberlin. 11/03



1C-373: Room 211, Hall. South wall. Rooms 207, Staff Bedroom and Room 213, Toilet at photo left. Chamberlin. 11/03

1C-402: Room 212, Women's toilet. Southeast corner. Door: 212. Window: 217. Chamberlin. 11/03





1C-403: Room 213, Men's Toilet. Northeast corner. Windows: 221. Chamberlin. 11/03



1C-404: Room 213, Men's Toilet. Southeast corner. Window: 222. Chamberlin. 11/03

1C-405: Room 214, Wash room. Northeast corner. Sink along east wall. Door: 214. Chamberlin. 11/03





1C-406: Room 301. Northwest corner, chase. Chamberlin. 11/03



1C-407: Room 301, North wall.
Window: 352. Chamberlin. 11/03

1C-408: Room 302. Northeast corner. Note deteriorated plaster. Chamberlin. 11/03

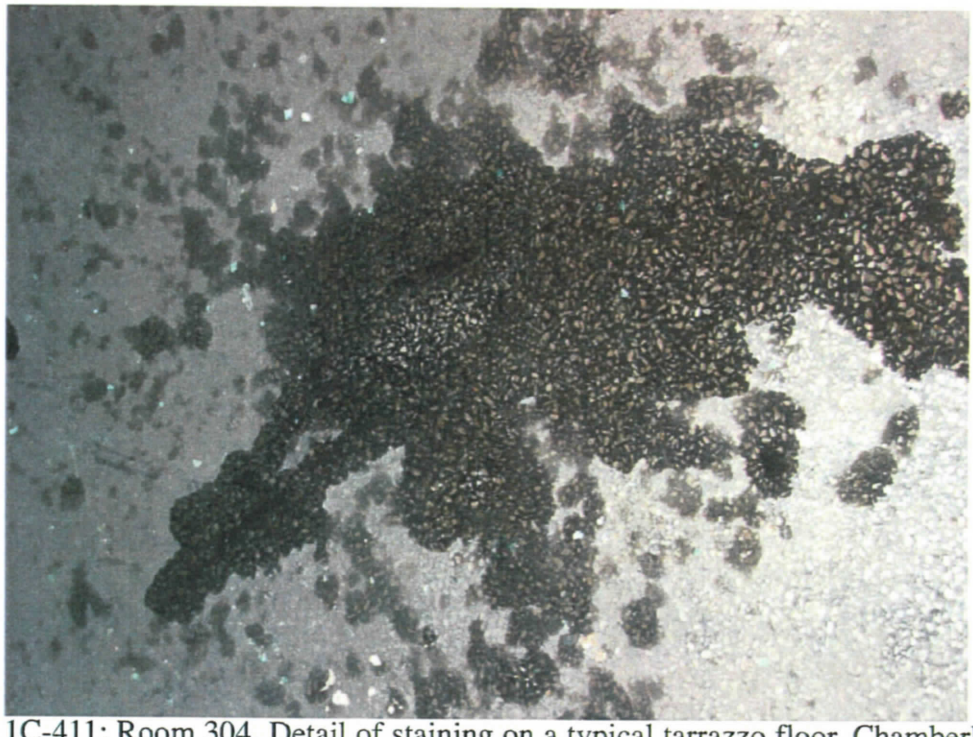


1C-409: Room 302, South wall. Note concrete deterioration. Window: 350. Chamberlin. 11/03



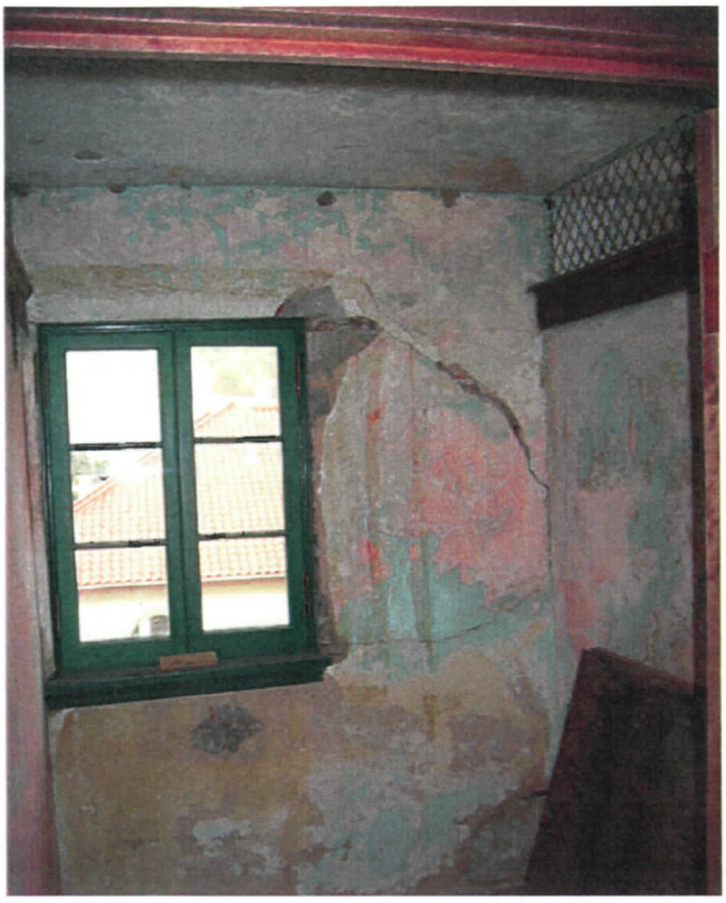


1C-410: Room 303, North wall. Window: 301. Note damage around window frame. Chamberlin. 11/03



1C-411: Room 304, Detail of staining on a typical tarrazzo floor. Chamberlin. 11/03

1C-412: Room 305. Note displacement and deterioration surrounding window 302. Chamberlin. 11/03



1C-413: Room 306. South wall through door 306. Chamberlin. 11/03





1C-414: Room 307. North wall.
Door: 308. Window: 303.
Chamberlin. 11/03

1C-415: Room 311. Looking west.
Window: 351. Chamberlin. 11/03



1C-416: Room 311. Looking east.
Chamberlin. 11/03

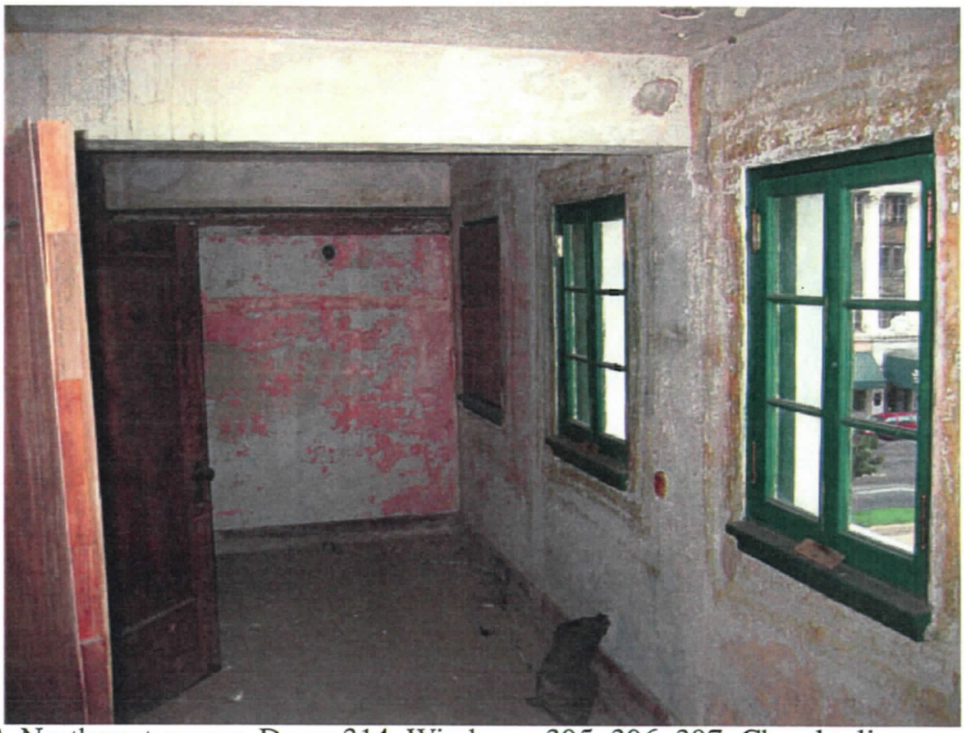




1C-417: Room 311. Looking south through door 360 to room 326, Men's Elevator Hall. Chamberlin. 11/03



1C-418: Room 311. Detail of the plaster finish found in the hall, scored to appear as tile. Chamberlin. 11/03



1C-419: Room 312. Northwest corner. Door: 314. Windows: 305, 306, 307. Chamberlin. 11/03



1C-420: Room 316. West hall, looking south. Door: 333. Skylight: S2 in ceiling. Chamberlin. 11/03



1C-421: Room 316. North hall. Looking east. Doors: 320, 321, 324, 331. Window: 313. Chamberlin. 11/03

1C-422: Room 316. West hall, looking north. Door: 333, 316. Window: 308. Skylight: S2. Chamberlin. 11/03



1C-423: Room 316. Southeast hall. Door: 327, 330. Chamberlin. 11/03





1C-424: Room 316. Typical door.
Door: 330. Chamberlin. 11/03



1C-425: Room 321. Detail of typical finishes and conditions. Chamberlin. 11/03

1C-426: Room 322. Door: 325. Chamberlin. 11/03



1C-427: Room 322. Door: 325. Window: 314. Chamberlin. 11/03





1C-428: Room 324. Door: 329. Window: 316, 317, 318. Chamberlin. 11/03



1C-429: Room 325. Hall. Looking north. Windows: 319, 320, 321, 322, 323. Chamberlin. 11/03



1C-430: Room 325, Hall. Looking south. Windows: 319, 320, 321, 322, 323. Chamberlin. 11/03

1C-431: Room 325, Hall. East wall. Note horizontal crack. Window: 319. Chamberlin. 11/03





1C-432: Room 325, Hall. West wall. Top of existing shaft. Chamberlin. 11/03

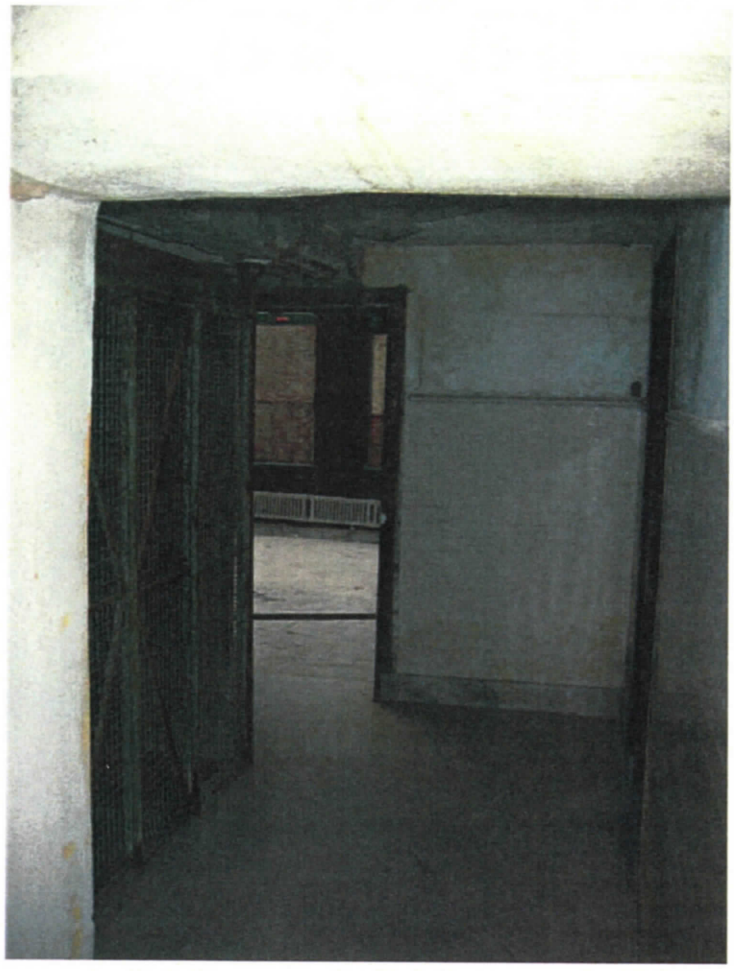

1C-433: Room 325, Hall. View of existing shaft from the third floor looking towards the second floor. Detail of the west wall. Chamberlin. 11/03



1C-434: Room 325, Hall. Detail of center of the west wall, existing shaft, beam at second floor ceiling. Chamberlin. 11/03



1C-435: Room 325, Hall. Detail of the center of the west wall, existing shaft at roof, view from the third floor. Chamberlin. 11/03



1C-436: Room 326. North elevator shaft. Doors: 360, 361. Chamberlin. 11/03



1C-437: Room 326. Ceiling of the elevator shaft. Note the exposed rebar. Door: 360. Chamberlin. 11/03

1C-438: Room 326, Women's Elevator Hall. North and east walls. Door:362. Chamberlin. 11/03





1C-439: Room 327, The Roycroft Den. North wall. Door: 360. Windows: 347, 348, 349. Skylight: S1. Chamberlin. 11/03



1C-440: Room 327, The Roycroft Den. Northeast corner. Door: 360. Skylight: S1. Chamberlin. 11/03



1C-441: Room 327, The Roycroft Den. East wall. Door: 360. Chamberlin. 11/03

1C-442: Room 327, The Roycroft Den. Southeast corner. Doors: 358, 359. Skylight: S1. Chamberlin. 11/03





1C-443: Room 327, The Roycroft Den. East wall, south end. Doors: 358, 359. Chamberlin. 11/03



1C-444: Room 327, The Roycroft Den. Southwest corner. Door: 359. Windows: 345, 346, 347, 348. Chamberlin. 11/03

1C-445: Room 327, The Roycroft Den. Northwest corner. Windows: 348, 349. Skylight: S1. Chamberlin. 11/03

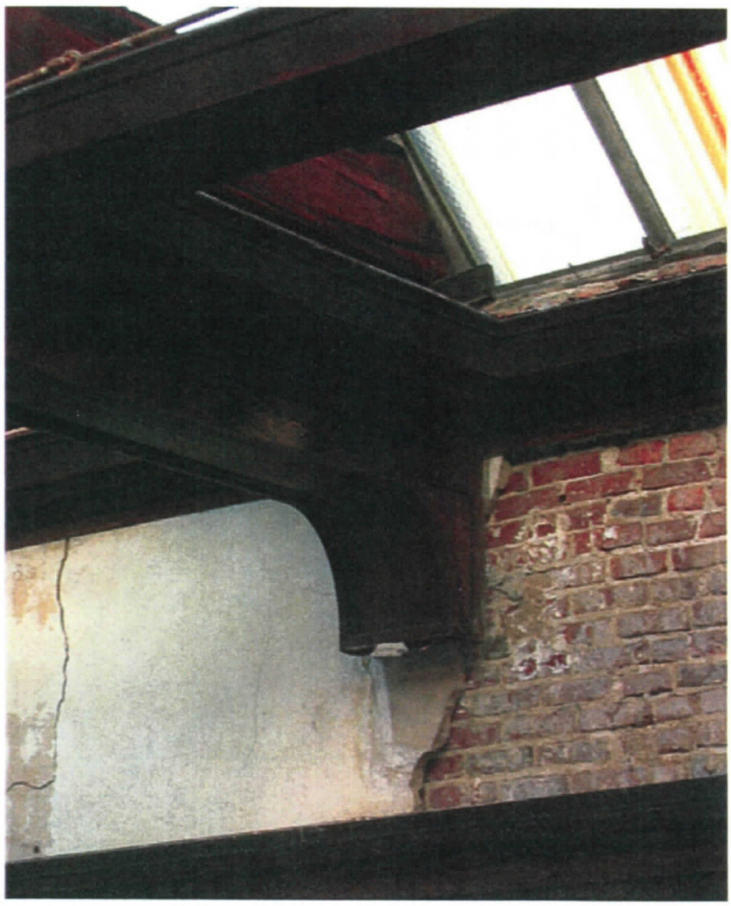




1C-446: Room 327, The Roycroft Den. Ceiling. Skylight: S1. Chamberlin. 11/03



1C-447: Room 327, The Roycroft Den. West wall, detail of missing Bachaus head (see photo 1B-16). Chamberlin. 11/03



1C-448: Room 327, The Roycroft Den. East wall, detail of missing Bachaus head (see photo 1B-16). Chamberlin. 11/03



1C-449: Room 327, The Roycroft Den. Detail of the inglenook. Chamberlin. 11/03



1C-450: Room 327, The Roycroft Den. Detail of the inglenook. Chamberlin. 11/03



1C-451: Room 327, The Roycroft Den. Detail of the fireplace. Chamberlin. 11/03



1C-452: Room 327, The Roycroft Den. Detail of the floor. Note the pattern of the floor tiles can still be seen. Chamberlin. 11/03



1C-453: Room 327, The Roycroft Den. Detail of the wood paneling. Chamberlin. 11/03

1C-454: Room 327, The Roycroft Den. Door: 359. Chamberlin. 11/03





1C-455: Room 328. Men's Elevator Hall. Looking west. Door: 358, 363. Chamberlin. 11/03



1C-456: Room 328, Men's Elevator Hall. Door of the elevator, south elevator shaft. Chamberlin. 11/03

1C-457: Men's Elevator Cab Interior. Chamberlin. 11/03

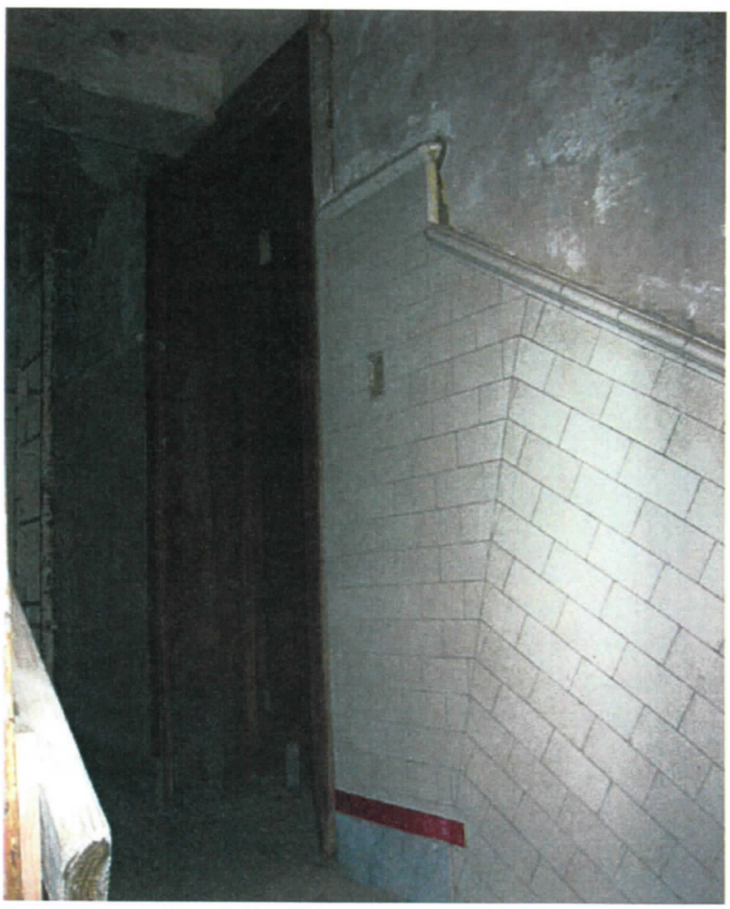


1C-458: Room 328. Stairs to the second floor. Chamberlin. 11/03





1C-459: Room 328. Stairs down to the second floor. Chamberlin. 11/03



1C-460: Room 328. Top of stairs. Door: 358. Note: roof access under ladder. Chamberlin. 11/03

1C-461: Room 328. Stair detail.
Chamberlin. 11/03



1C-462: Room 328. Stair detail.
Chamberlin. 11/03





1C-463: Room 328. Men's Elevator Hall. Looking east. Doors: 363, 334. Chamberlin. 11/03



1C-464: Men's Elevator Cab detail. Chamberlin. 11/03



1C-465: Men's Elevator Cab floor. Chamberlin. 11/03



1C-466: Room 330 Northeast corner. Doors: 338, 335, 336. Windows: 328, 329. Chamberlin. 11/03



1C-467: Room 330. East wall. Windows: 328, 329, 330. Chamberlin. 11/03



1C-468: Room 330. Southeast corner. Windows: 329, 330, 331. Chamberlin. 11/03



1C-469: Room 330. South wall. Windows: 331, 332. Chamberlin. 11/03

1C-470: Room 330. West wall. Looking down hall 324. Door: 338. Window 343 at the end of the hall. Chamberlin. 11/03





1C-471: Room 330. Northwest corner. Doors: 338, 337. Chamberlin. 11/03



1C-472: Room 330. North wall. Doors: 337, 335, 336. Window: 325. Chamberlin. 11/03



1C-473: Room 330. North wall. Door: 335, 336. Windows: 326, 328, 329. Chamberlin. 11/03

1C-474: Room 330. Sink detail. Door: 338. Chamberlin. 11/03





1C-475: Room 331. Northeast corner. Doors: 334 - foreground, 335. Windows: 325, 326. Chamberlin. 11/03



1C-476: Room 333. Toilet. Door: 339 - foreground. Chamberlin. 11/03

1C-477: Room 333. Toilet. Northeast corner. Door: 339. Chamberlin. 11/03



1C-478: Room 334. Hall looking west. Door: 341. Chamberlin. 11/03





1C-479: Room 334. Hall looking west. Doors: 352, 353, 355, 356,357, 354. Window: 343. Chamberlin. 11/03



1C-480: Room 335. South wall. Door: 340. Window: 333. Chamberlin. 11/03

1C-481: Room 337. South wall. Door: 342. Window: 335. Chamberlin. 11/03

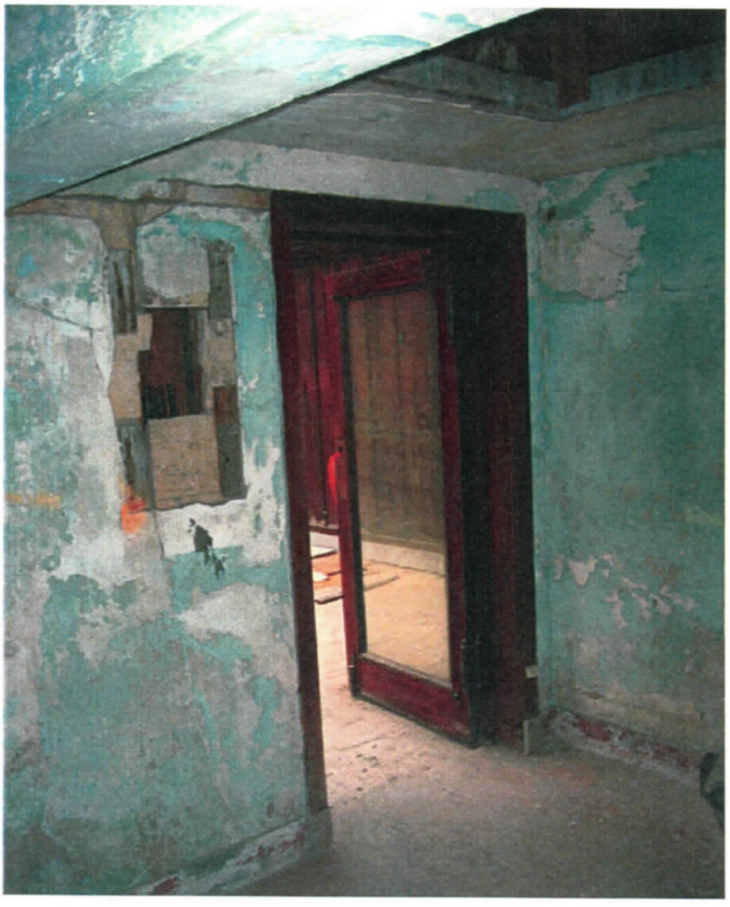


1C-482: Room 339. Southwest corner. Door: 343. Window: 336. Chamberlin. 11/03



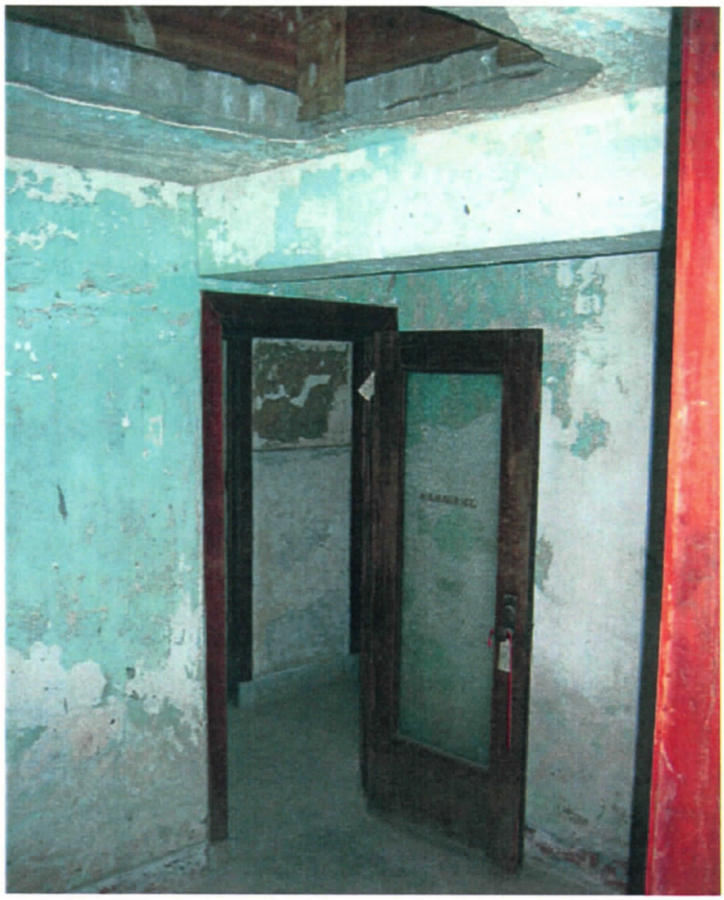


1C-483: Room 346, Maurice Office. Northwest corner. Door: 354. Skylight: S8. Chamberlin. 11/03



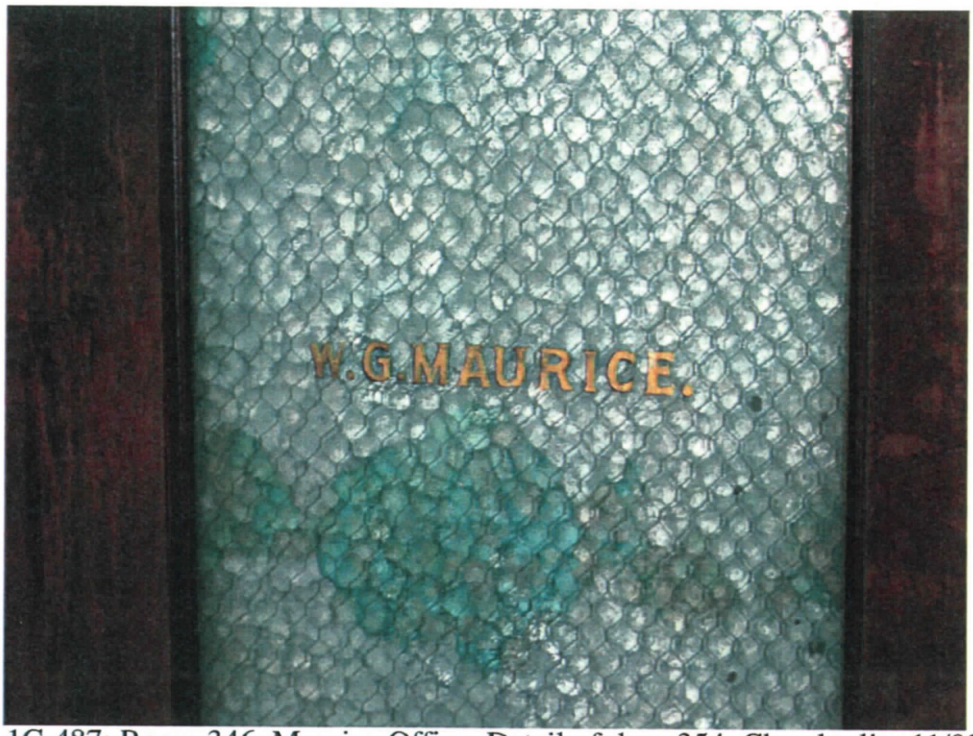
1C-484: Room 346, Maurice Office. Northeast corner. Door 359. Skylight: S8. Chamberlin. 11/03

1C-485: Room 346, Maurice Office. Southwest corner. Door: 354. Skylight: S8. Chamberlin. 11/03



1C-486: Room 346, Maurice Office. West wall. Door: 354. Chamberlin. 11/03





1C-487: Room 346, Maurice Office. Detail of door 354. Chamberlin. 11/03

1C-488: Room 348. South wall.
Window: 341. Chamberlin. 11/03





1C-489: Room 350. South wall.
Window: 342. Chamberlin. 11/03

## Appendix B. BIBLIOGRAPHY

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**Appendix C.** CREEK ARCH

# THE CREEK ARCH

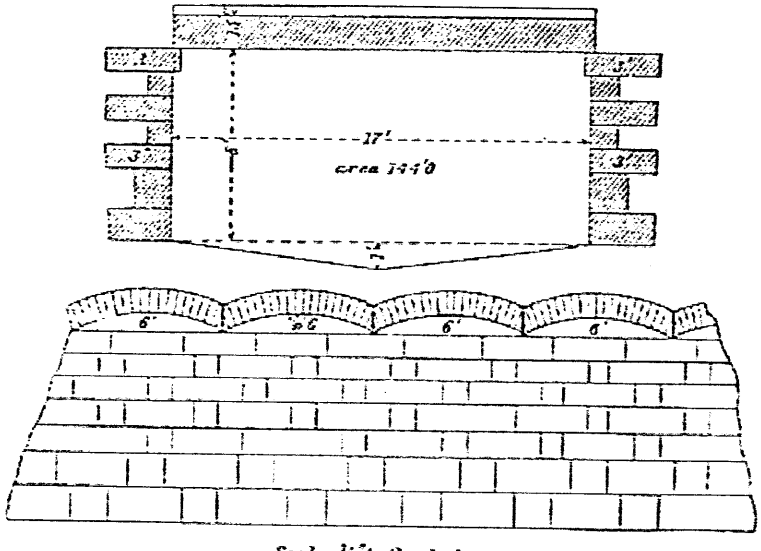
## THE STONE MASONRY TUNNEL CARRYING HOT SPRINGS CREEK, THE COMBINED FLOW OF THE HOT SPRINGS, AND DOMESTIC SEWAGE.

### 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 untrammeled creek undermined buildings, overran its banks in times of flood, and collected all manner of the detritus of human settlement. The creek was decreed to be a hazard, a health problem, and an impediment to the growth of the community.

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

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

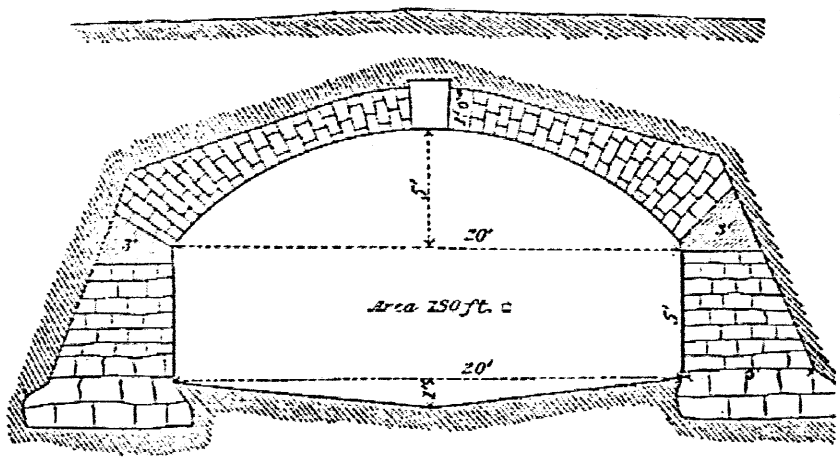



Scale ½" to the foot.

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.

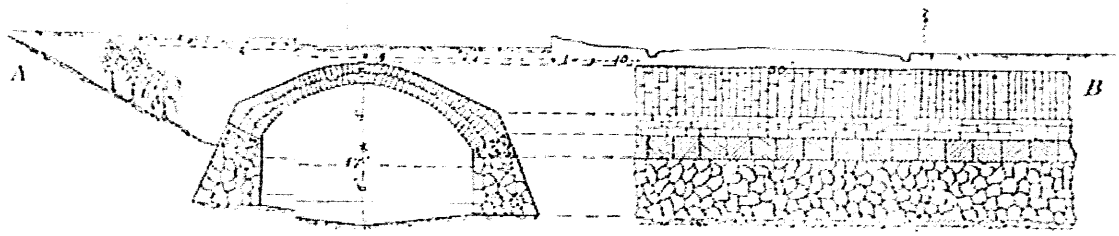
Handbury's design would support 6.5 tons per lineal foot for tunnel, while the selected design of Hamblen would support 27.2 tons per




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 tow the abutment; here the most unfavorable case is chosen.

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




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

## CONDITION EVALUATION

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

The following general conditions were found:

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

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

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

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

4. Storm drains enter at many locations.

5. Manholes are spaced at irregular intervals.

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

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

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

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

10. One stone had dropped a considerable distance.

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

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

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

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

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

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

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



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



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

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

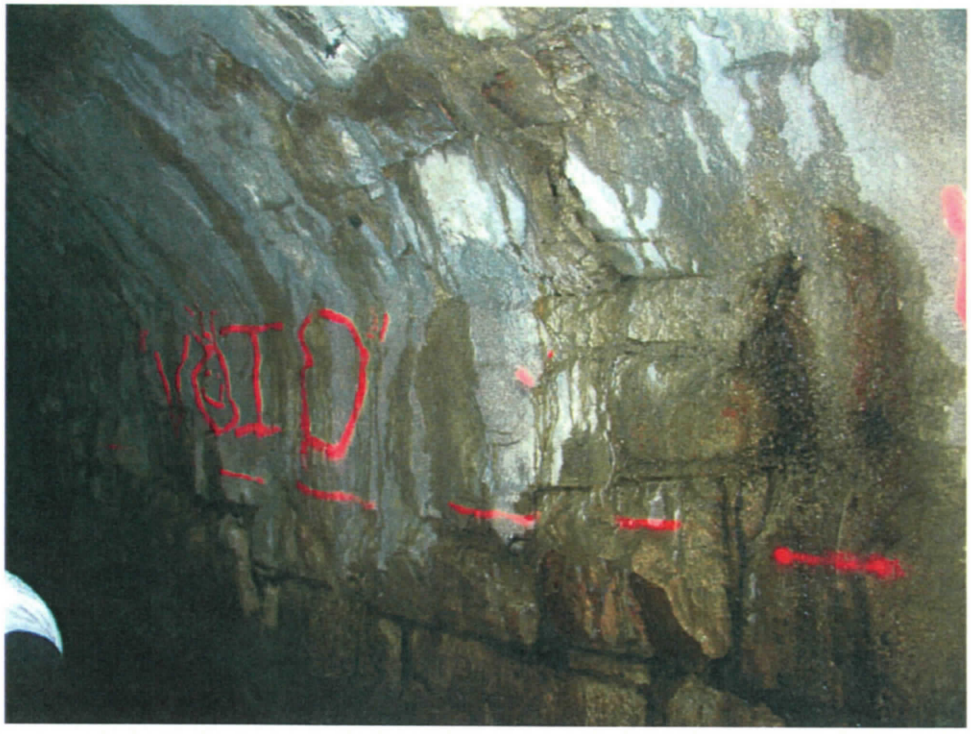


CA-7: The Creek Arch. The droplets glisten on the surface, indicating the passage of water through the masonry.



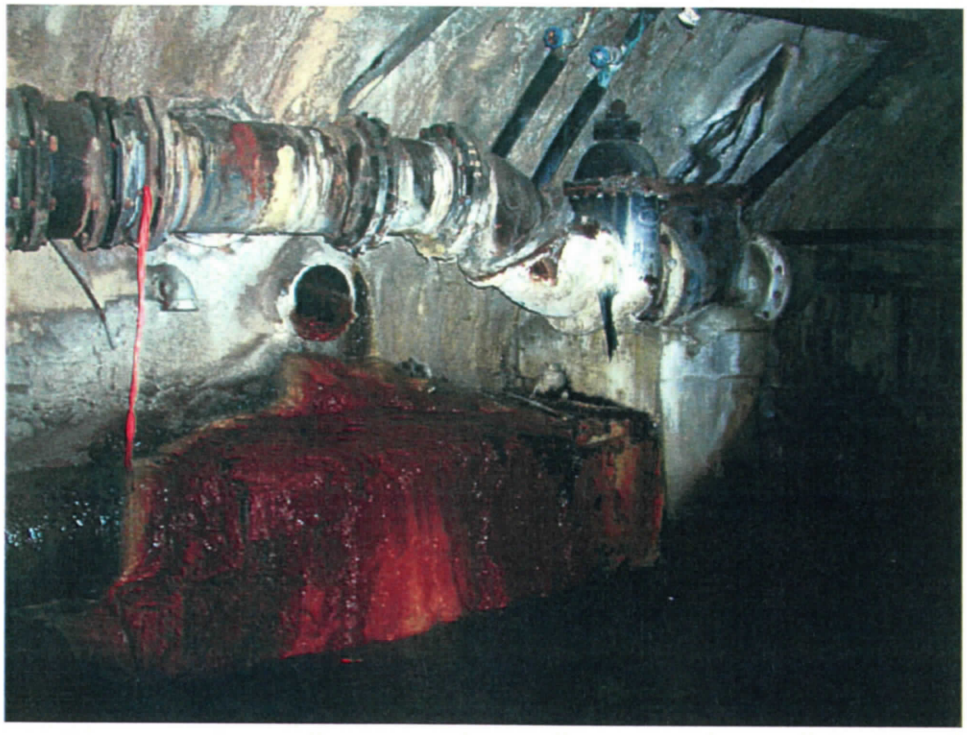


CA-8: The Creek Arch. A building up of stalactites from the arch surface. This is evidence of a steady drip.




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

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



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





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



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

**Appendix D.** 2003 CONDITION DRAWINGS

C1 BATHHOUSE ROW AERIAL PHOTOGRAPH

C2 BATHHOUSE ROW SITE PLAN

M1 MAURICE BATHHOUSE BASEMENT AND FIRST FLOOR PLANS

M2 MAURICE BATHHOUSE SECOND FLOOR AND THIRD FLOOR PLANS

M3 MAURICE BATHHOUSE ROOF PLAN

M4 MAURICE BATHHOUSE ELEVATION CRACK DIAGRAMS

M5 MAURICE BATHHOUSE ELEVATION CRACK DIAGRAMS

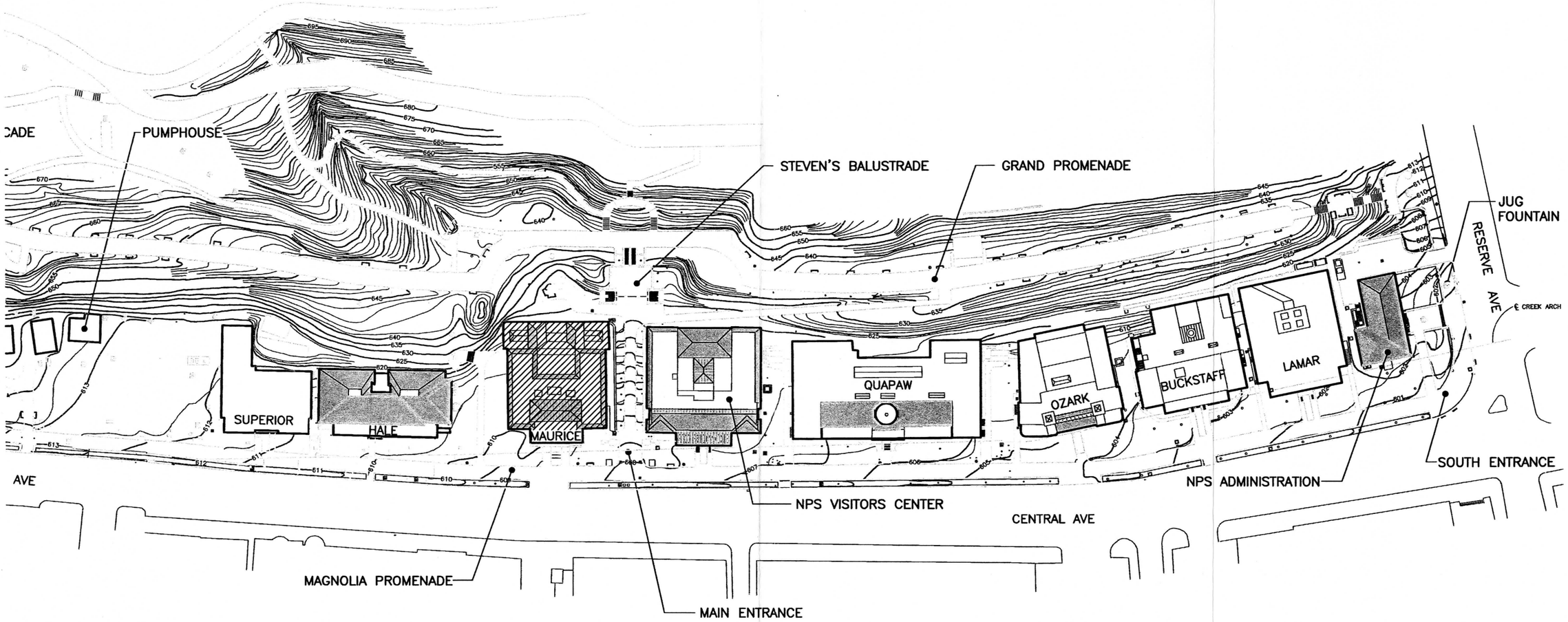



DATE UNKNOWN (1980s?)

1/C1 BATHHOUSE ROW AERIAL PHOTOGRAPH

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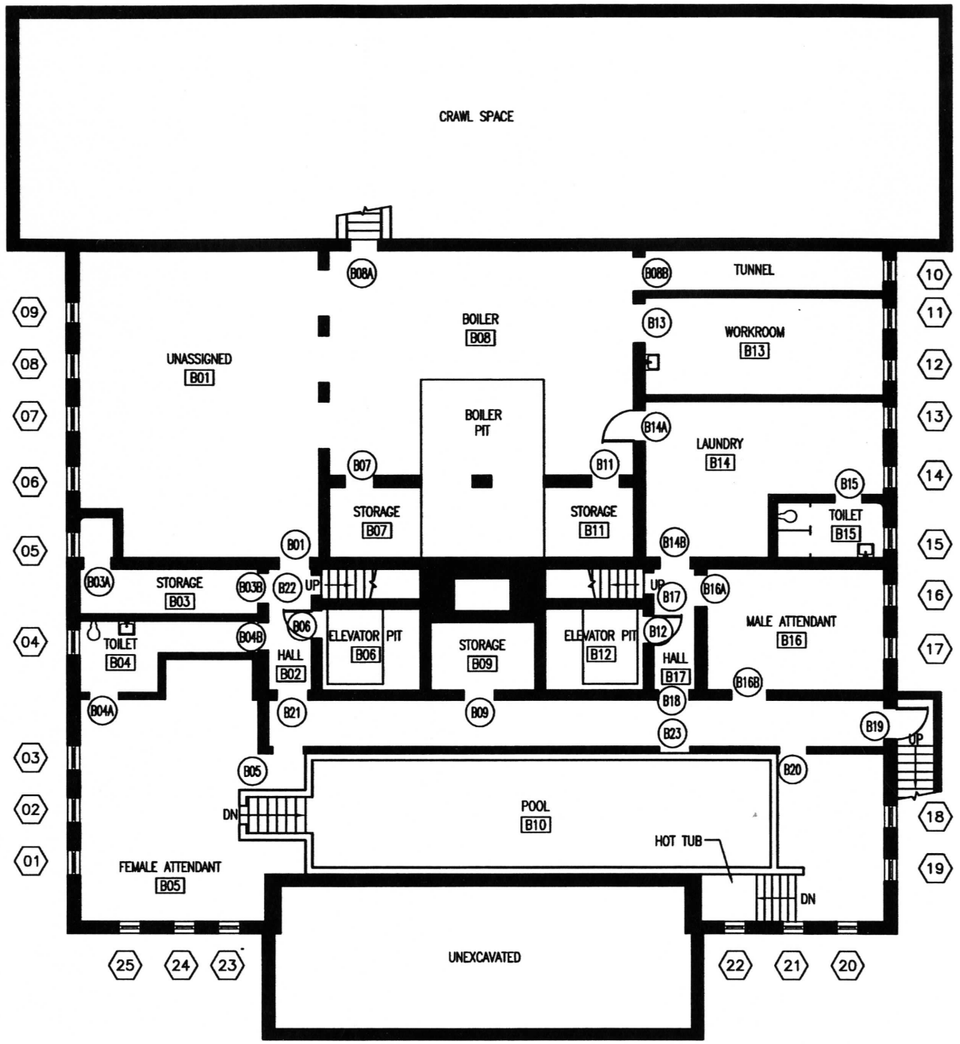

1 / C1 CENTRAL AVENUE SITE PLAN
SCALE Ⓐ

SCALE Ⓐ

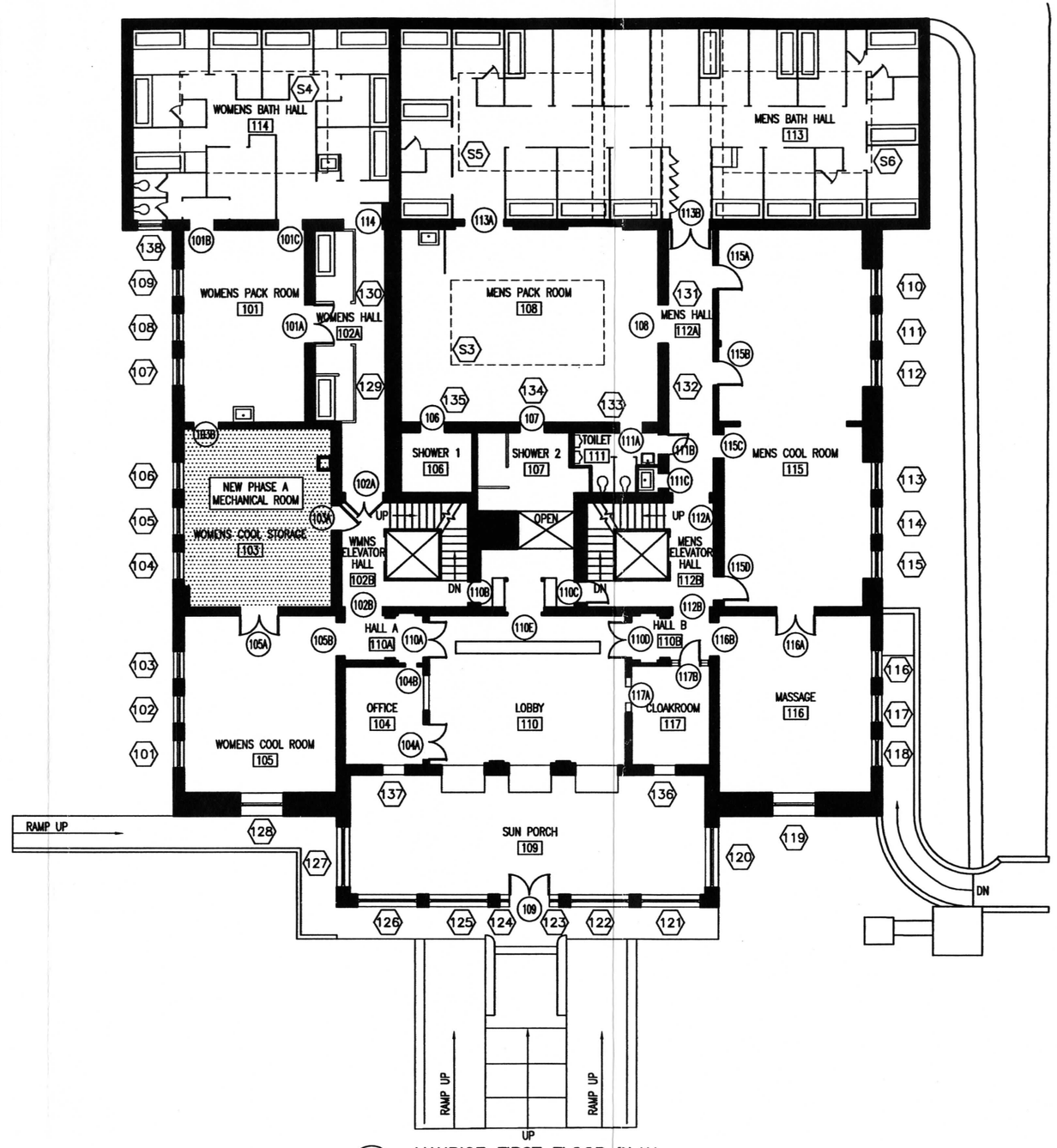
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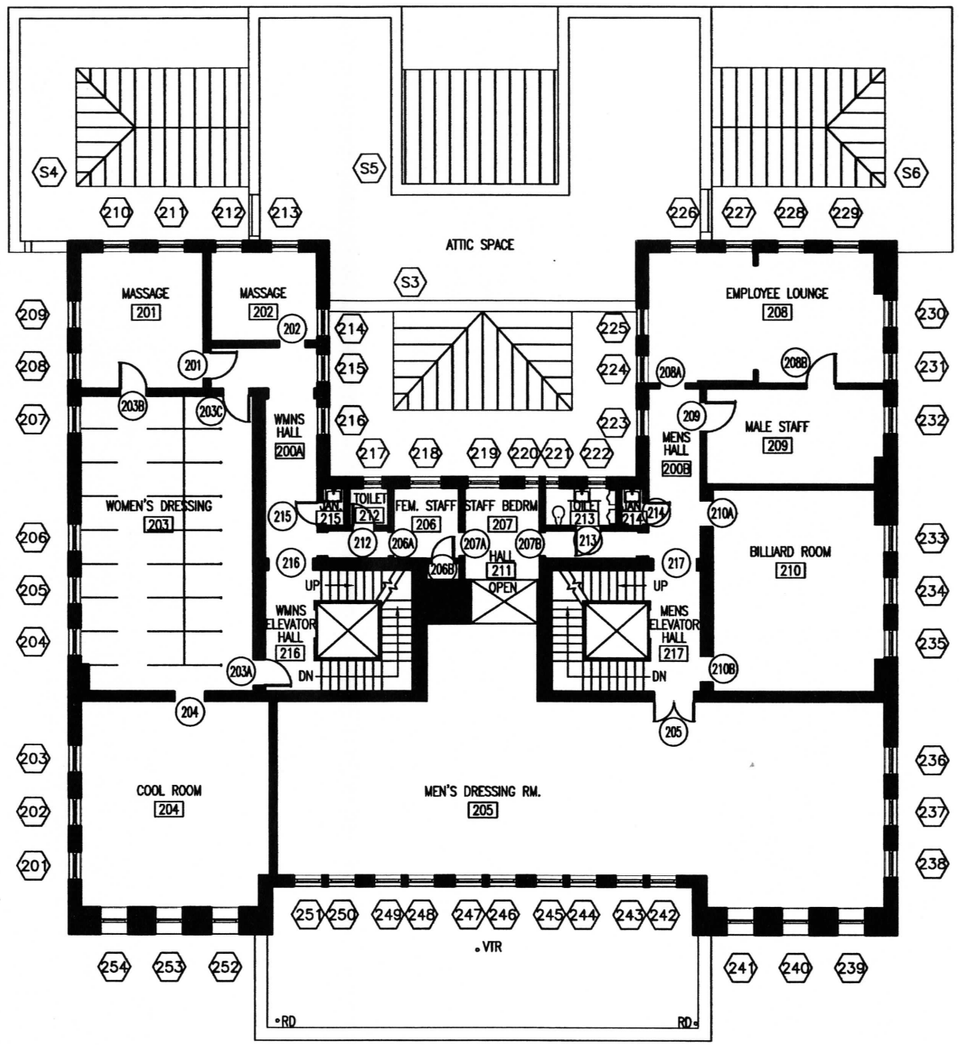



2 M1 MAURICE FIRST FLOOR PLAN
SCALE A

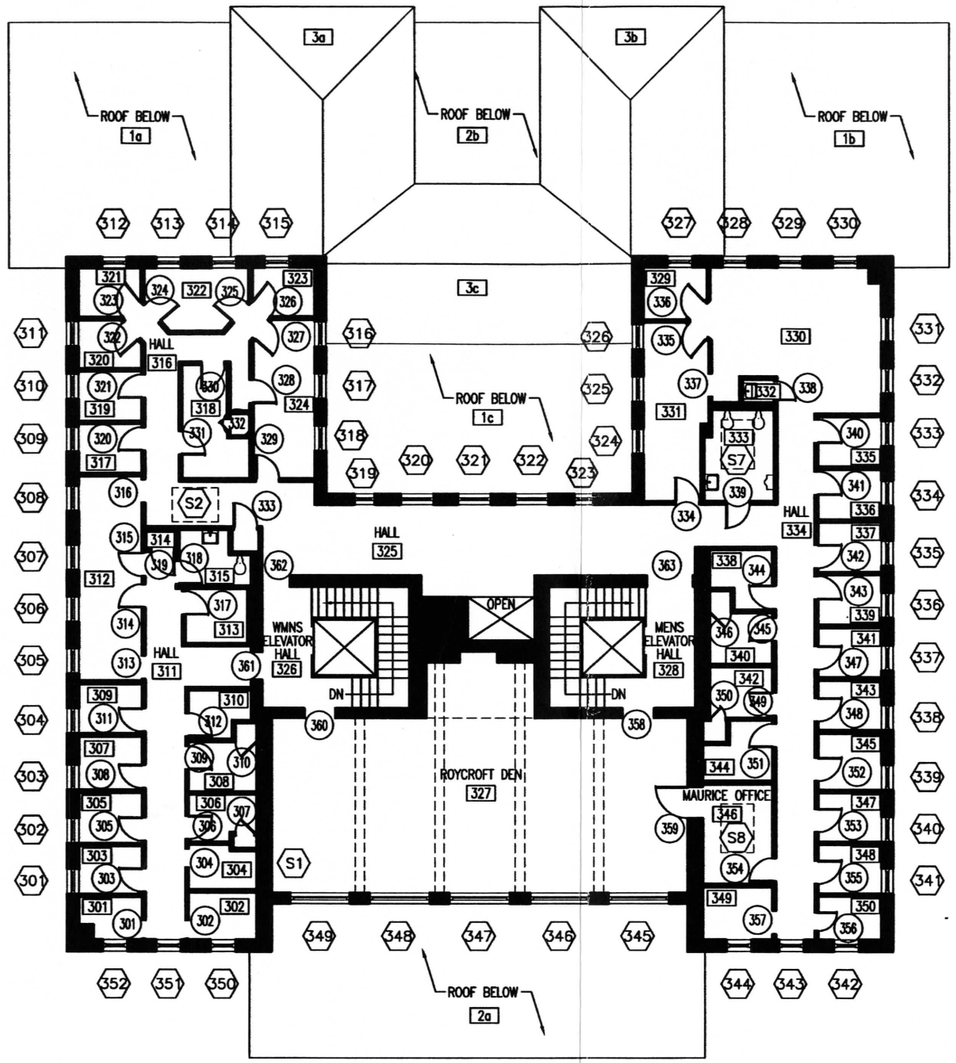
SCALE A 8 0 8 16
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|---|---|---|---|
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1 M2 MAURICE SECOND FLOOR PLAN
SCALE A

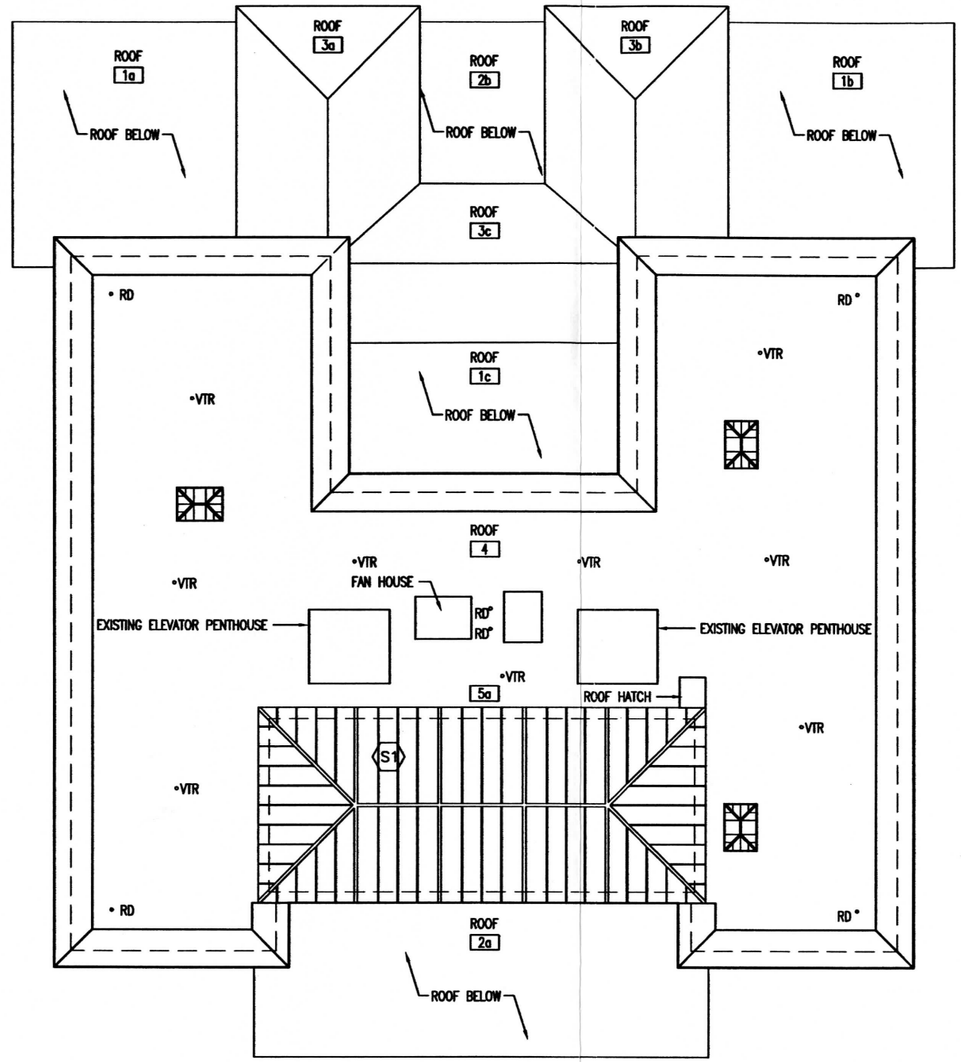



2 M2 MAURICE THIRD FLOOR PLAN
SCALE A

SCALE A 8 0 8 16
SCALE OF FEET

| | | | |
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| DESIGNED: CADD<br>TECH. REVIEW:<br>DATE: | SUB SHEET NO. M2 | TITLE OF SHEET<br>MAURICE BATHHOUSE<br>2003 CONDITION DRAWINGS<br>REHABILITATE BATHHOUSES<br>HOT SPRINGS NATIONAL PARK | DRAWING NO. 128 / 41,070<br>PKG. NO. HOSP 150<br>SHEET 2 OF 5 |

7/16/04 14:37 WERNERD R16 P:\02-0402.3\HSR MAURICE\ARCHITECTRUAL\MAR-M2.DWG XREFS: P:\02-0402.3\HSR MAURICE\BASE\XA-MAR-EXG-FP2.DWG; P:\02-0402.3\HSR MAURICE\BASE\XA-MAR-EXG-FP3.DWG;




1/M3 MAURICE ROOF PLAN

SCALE Ⓐ

SCALE Ⓐ 8 0 8 16

SCALE OF FEET

DESIGNED: CADD

TECH. REVIEW:

DATE:

SUB SHEET NO. M3

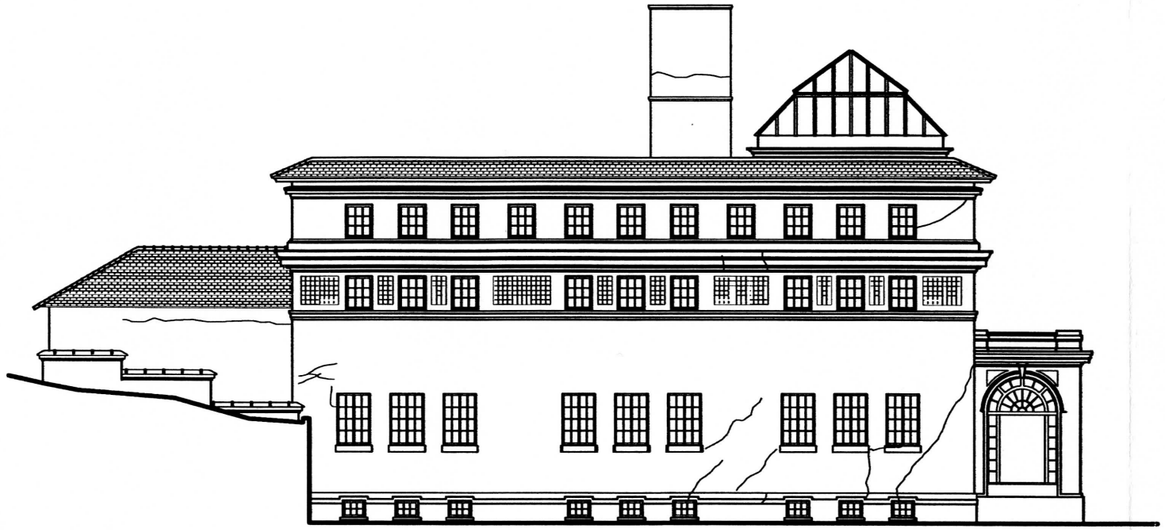
TITLE OF SHEET
MAURICE BATHHOUSE
2003 CONDTITION
DRAWINGS
REHABILITATE BATHHOUSES
HOT SPRINGS NATIONAL PARK

DRAWING NO. 128
41,070

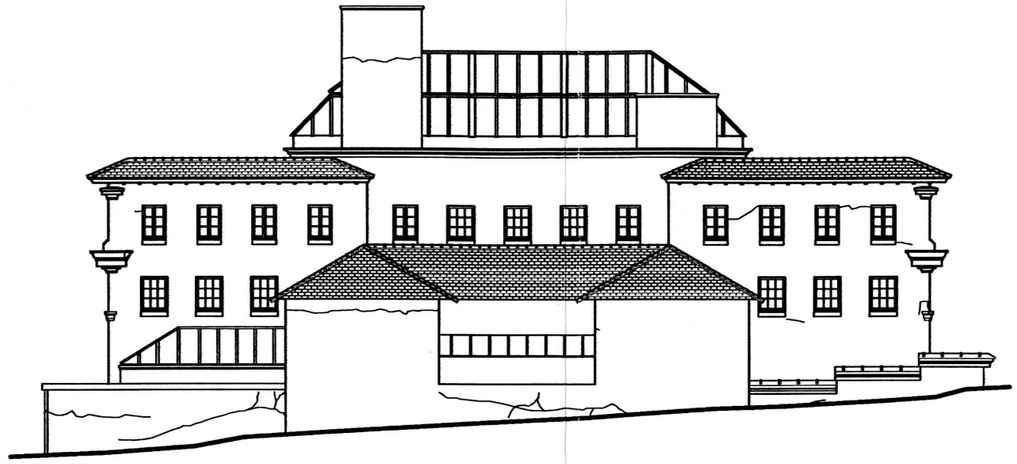
PKG. NO. HOSP 150

SHEET 3 OF 5

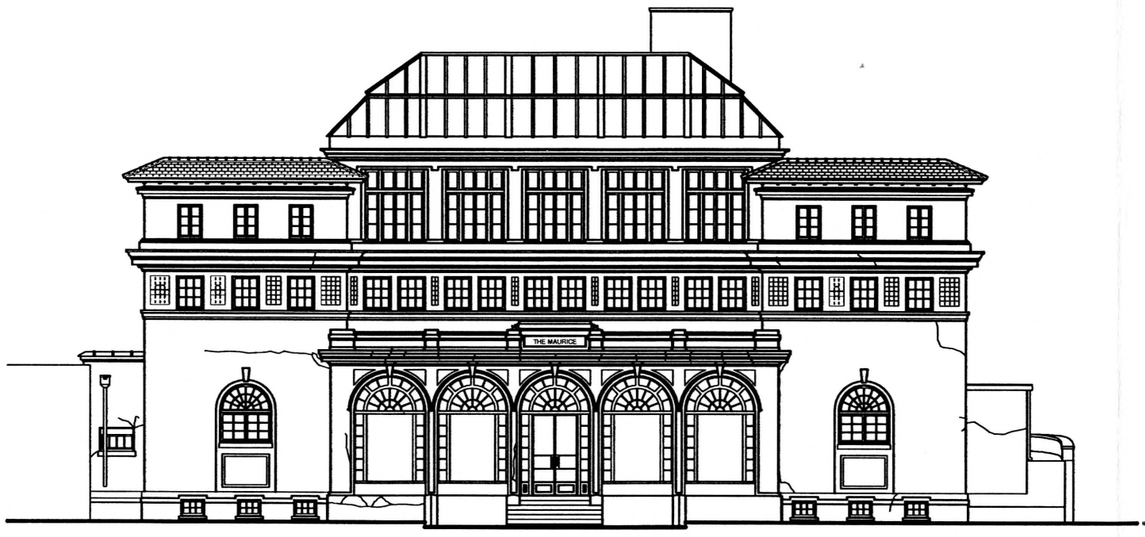
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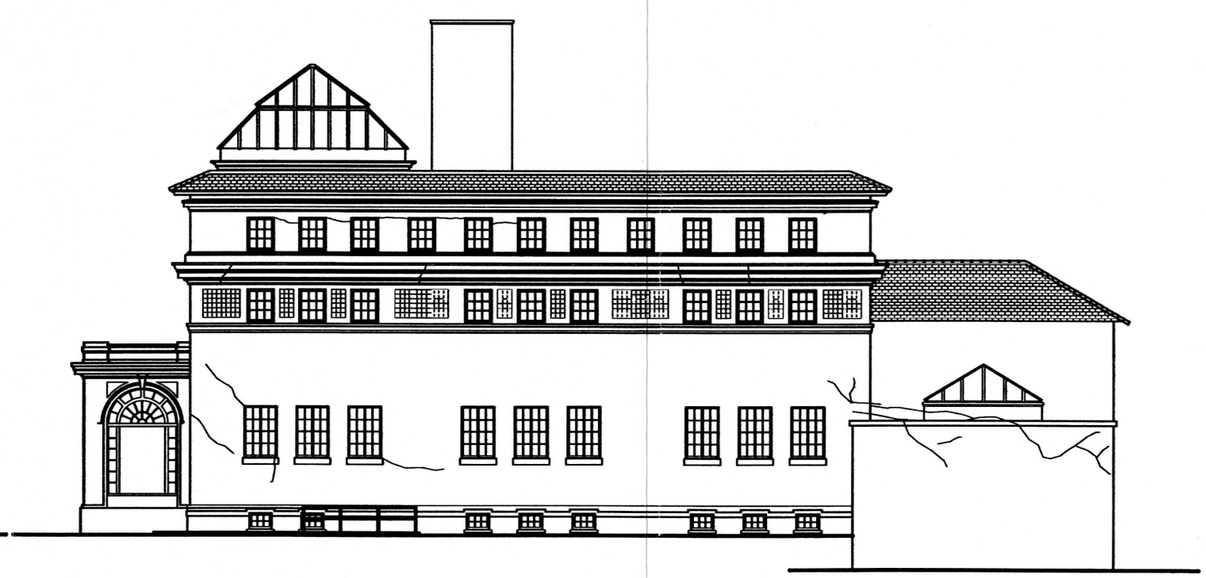
1 / M5 NORTH ELEVATION
SCALE (A)



2 / M5 EAST ELEVATION
SCALE (A)




3 / M5 WEST ELEVATION
SCALE (A)

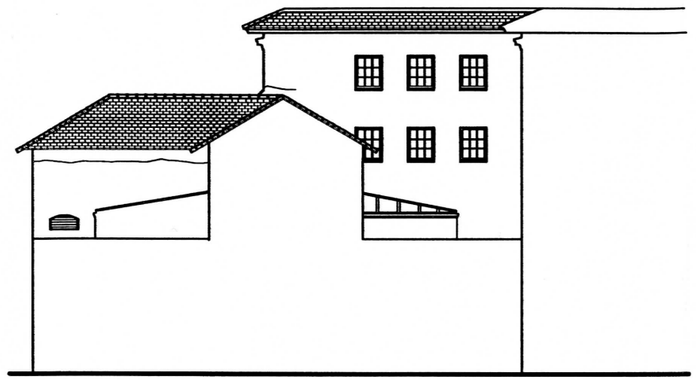


4 / M5 SOUTH ELEVATION
SCALE (A)

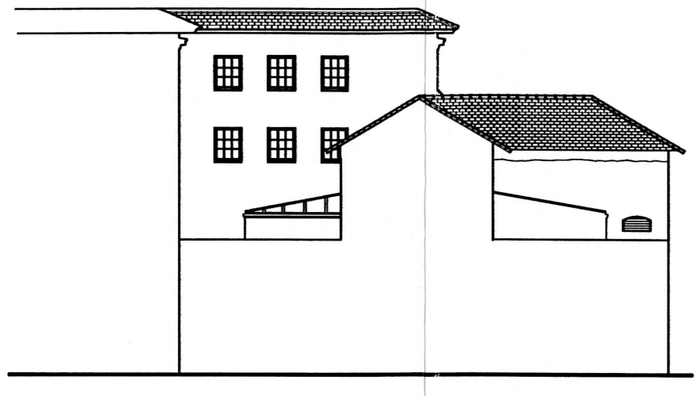
SCALE (A) 8 0 8 16
SCALE OF FEET

| | | | |
|---|---|---|---|
| DESIGNED: CADD<br>TECH. REVIEW:<br>DATE: | SUB SHEET NO. M4 | TITLE OF SHEET<br>MAURICE BATHHOUSE<br>2003 CONDITION DRAWINGS<br>REHABILITATE BATHHOUSES<br>HOT SPRINGS NATIONAL PARK | DRAWING NO. 128 41,070<br>PKG. NO. HOSP 150<br>SHEET 4 OF 5 |

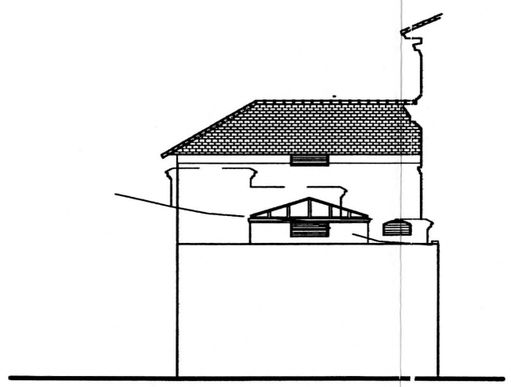
7/16/04 15:00 WERNERD R16 P:\02-0402.3\HSR MAURICE\ARCHITECTRUAL\WAR-MA.DWG XREFS: P:\02-0402.3\HSR MAURICE\BASE\VA-WAR-EXG-ELEV.DWG;



2/202 HIDDEN NORTH ELEVATION
SCALE (A)



1/202 HIDDEN SOUTH ELEVATION
SCALE (A)



3/202 HIDDEN NORTH ELEVATION
SCALE (A)

SCALE (A) 4 0 4 8
SCALE OF FEET

| | | | |
|---|---|---|---|
| DESIGNED: CADD<br>TECH. REVIEW:<br>DATE: | SUB SHEET NO. M5 | TITLE OF SHEET<br>MAURICE BATHHOUSE<br>2003 CONDITION DRAWINGS<br>REHABILITATE BATHHOUSES<br>HOT SPRINGS NATIONAL PARK | DRAWING NO. 128<br>41,070<br>PKG. NO. HOSP 150<br>SHEET 5 OF 5 |

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## Appendix E. DOOR AND WINDOW CONDITIONS SCHEDULE

# MAURICE DOOR CONDITIONS

| Floor | # | Condition Level | | | Replaced | Comments |
|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | | |
| Basement | B01 | | | | | Missing |
| | B03A | | | | | Missing |
| | B03B | | | | | Missing |
| | B04A | | | | | Missing |
| | B04B | | | | | Missing |
| | BO5 | | | | | Missing |
| | B06 | x | | | | |
| | B07 | | | | | Missing |
| | B08A | | | | | Missing |
| | B08B | | | | | Missing |
| | B09 | | | | | Missing |
| | B11 | | | | | Missing |
| | B12 | x | | | | |
| | B13 | | | | | Missing |
| | B14A | | | | x | Metal |
| | B14B | | | | | Missing |
| | B15 | | | | | Missing |
| | B16A | | | | | Missing |
| | B16B | | | | | Missing |
| | B17 | | | | | Missing |
| | B18 | | | | | Missing |
| | B19 | x | | | | |
| | B20 | | | | | Missing |
| | B21 | | | | | Missing |
| | B22 | | | | | Missing |
| | B23 | | | | | Missing |
| | | | | | | |
| First Floor | 101A | x | | | | |
| | 101B | | | | | Missing |
| | 101C | | | | | Missing |
| | 103A | 1.5 | | | | |
| | 103B | | | | | Missing |
| | 104A | | x | | | Decorative Paint |
| | 104B | | | | | Missing |
| | 105A | 1.5 | | | | |
| | 105B | 1.5 | | | | |
| | 106 | | | | | Missing |
| | 107 | | | | | Missing |
| | 108 | x | | | | 1 Missing |
| | 109 | | | x | | |
| | 110A | | x | | | |
| | 110B | x | | | | |
| | 110C | x | | | | |
| | 110D | | x | | | |
| | 110E | | | | | Missing |
| | 111A | | | | | Missing |
| | 111B | x | | | | |
| | 111C | | | | | Missing |
| | 113A | x | | | | |
| | 113B | x | | | | |
| | 114 | 1.5 | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | 115A | 1.5 | | | | |
| | 115B | x | | | | |
| | 115C | | | | | Missing |
| | 115D | 1.5 | | | | |
| | 116A | 1.5 | | | | |
| | 116B | | | | | Missing |
| | 117A | | x | | | Decorative Paint |
| | 117B | x | | | | |
| | | | | | | |
| Second Floor | 201 | 1.5 | | | | |
| | 202 | | | | | Missing |
| | 203A | 1 | | | | |
| | 203B | 1 | | | | |
| | 203C | 1.5 | | | | |
| | 204 | | | | | Missing |
| | 205 | x | | | | |
| | 206A | | | | | Missing |
| | 206B | x | | | | |
| | 207A | | | | | Missing |
| | 207B | | | | | Missing |
| | 208A | | | | | Missing |
| | 208B | 1.5 | | | | |
| | 209 | x | | | | |
| | 210A | | | | | Missing |
| | 210B | | | | | Missing |
| | 212 | 1.5 | | | | |
| | 213 | | | | | Missing |
| | 214 | 1.5 | | | | |
| | 215 | 1 | | | | |
| | 216 | | | | | Missing |
| | 217 | | | | | Missing |
| | | | | | | |
| Third Floor | 301 | x | | | | |
| | 302 | x | | | | |
| | 303 | x | | | | |
| | 304 | x | | | | |
| | 305 | x | | | | |
| | 306 | x | | | | |
| | 307 | x | | | | |
| | 308 | x | | | | |
| | 309 | x | | | | |
| | 310 | x | | | | |
| | 311 | x | | | | |
| | 312 | x | | | | |
| | 313 | x | | | | |
| | 314 | x | | | | |
| | 315 | x | | | | |
| | 316 | x | | | | |
| | 317 | x | | | | |
| | 318 | x | | | | |
| | 319 | x | | | | |
| | 320 | x | | | | |
| | 321 | x | | | | |
| | 322 | x | | | | |
| | 323 | x | | | | |
| | 324 | x | | | | |
| | 325 | x | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | 326 | x | | | | |
| | 327 | x | | | | |
| | 328 | x | | | | |
| | 329 | x | | | | |
| | 330 | x | | | | |
| | 331 | x | | | | |
| | 332 | x | | | | |
| | 333 | x | | | | |
| | 334 | x | | | | |
| | 335 | x | | | | |
| | 336 | x | | | | |
| | 337 | x | | | | |
| | 338 | x | | | | |
| | 339 | x | | | | |
| | 340 | x | | | | |
| | 341 | x | | | | |
| | 342 | x | | | | |
| | 343 | x | | | | |
| | 344 | x | | | | |
| | 345 | x | | | | |
| | 346 | x | | | | |
| | 347 | x | | | | |
| | 348 | x | | | | |
| | 349 | x | | | | |
| | 350 | x | | | | |
| | 351 | x | | | | |
| | 352 | x | | | | |
| | 353 | x | | | | |
| | 354 | x | | | | |
| | 355 | x | | | | |
| | 356 | x | | | | |
| | 357 | x | | | | |
| | 358 | x | | | | |
| | 359 | x | | | | |
| | 360 | x | | | | |
| | 361 | x | | | | |
| | 362 | x | | | | |
| | 363 | x | | | | |

# MAURICE WINDOW CONDITIONS-NORTH

| Floor | # | Condition Level | | | Replaced | Comments |
|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | | |
| Basement | 01 | | | | | Missing |
| | 02 | | | | | Missing |
| | 03 | | | | | Missing |
| | 04 | 1 | | | | |
| | 05 | 1 | | | | |
| | 06 | | | | | Missing |
| | 07 | | | | | Missing |
| | 08 | | | | | Missing |
| | 09 | | | | | Missing |
| | | | | | | |
| First Floor | 127 | | | x | | |
| | 101 | | | x | | Boarded |
| | 102 | | | x | | Boarded |
| | 103 | | | x | | Boarded |
| | 104 | | | x | | Boarded |
| | 105 | | | x | | Boarded |
| | 106 | | | x | | Boarded |
| | 107 | | | x | | Boarded |
| | 108 | | | x | | Boarded |
| | 109 | | | x | | Boarded |
| | | | | | | |
| Second Floor | 201 | | | x | | |
| | 202 | | | x | | |
| | 203 | | | x | | |
| | 204 | | | x | | |
| | 205 | | | x | | |
| | 206 | | | x | | |
| | 207 | | | x | | |
| | 208 | | | x | | |
| | 209 | | | x | | |
| | | | | | | |
| Third Floor | 301 | | | x | | |
| | 302 | | | x | | |
| | 303 | | | x | | |
| | 304 | | | x | | |
| | 305 | | | x | | Boarded |
| | 306 | | | x | | |
| | 307 | | | x | | |
| | 308 | | | x | | Boarded |
| | 309 | | | x | | Boarded |
| | 310 | | | x | | |
| | 311 | | | x | | |

# MAURICE WINDOW CONDITIONS-EAST

| Floor | # | Condition Level | | | Replaced | Comments |
|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | | |
| Second Floor | 210 | | | x | | |
| | 211 | | | x | | |
| | 212 | | | x | | |
| | 213 | | | x | | |
| | 214 | | | x | | |
| | 215 | | | x | | |
| | 216 | | | x | | |
| | 217 | | | x | | |
| | 218 | | | x | | |
| | 219 | | | x | | |
| | 220 | | | x | | |
| | 221 | | | x | | |
| | 222 | | | x | | |
| | 223 | | | x | | |
| | 224 | | | x | | |
| | 225 | | | x | | |
| | 226 | | | x | | |
| | 227 | | | x | | |
| | 228 | | | x | | |
| | 229 | | | x | | |
| | | | | | | |
| Third Floor | 312 | | | | | Boarded |
| | 313 | | | x | | |
| | 314 | | | x | | |
| | 315 | | | x | | |
| | 316 | | | | | Boarded |
| | 317 | | | x | | |
| | 318 | | | x | | |
| | 319 | | | x | | |
| | 320 | | | x | | |
| | 321 | | | x | | |
| | 322 | | | x | | |
| | 323 | | | x | | |
| | 324 | | | | | Boarded |
| | 325 | | | | | Boarded |
| | 326 | | | x | | |
| | 327 | | | x | | |
| | 328 | | | x | | |
| | 329 | | | x | | |
| | 330 | | | | | Boarded |

# MAURICE WINDOW CONDITIONS-SOUTH

| Floor | # | Condition Level | | | Replaced | Comments |
|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | | |
| Basement | 10 | | | | | Missing |
| | 11 | x | | | | |
| | 12 | x | | | | |
| | 13 | x | | | | |
| | 14 | x | | | | |
| | 15 | x | | | | |
| | 16 | x | | | | |
| | 17 | x | | | | |
| | 18 | x | | | | |
| | 19 | | | | | Missing |
| | | | | | | |
| First Floor | 110 | | x | | | |
| | 111 | | x | | | |
| | 112 | | x | | | |
| | 113 | | x | | | |
| | 114 | | x | | | |
| | 115 | | x | | | |
| | 116 | | x | | | |
| | 117 | | x | | | |
| | 118 | | x | | | |
| | 120 | | | x | | |
| | | | | | | |
| Second Floor | 230 | | | x | | |
| | 231 | | | x | | |
| | 232 | | | x | | |
| | 233 | | | x | | |
| | 234 | | | x | | |
| | 235 | | | x | | |
| | 236 | | | x | | |
| | 237 | | | x | | |
| | 238 | | | x | | |
| | | | | | | |
| Third Floor | 331 | | | x | | |
| | 332 | | | x | | |
| | 333 | | | x | | |
| | 334 | | | x | | |
| | 335 | | | x | | |
| | 336 | | | x | | |
| | 337 | | | | | Boarded |
| | 338 | | | x | | |
| | 339 | | | x | | |
| | 340 | | | x | | |
| | 341 | | | x | | |

# MAURICE WINDOW CONDITIONS-WEST

| Floor | # | Condition Level | | | Replaced | Comments |
|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | | |
| Basement | 20 | x | | | | |
| | 21 | x | | | | |
| | 22 | x | | | | |
| | 23 | x | | | | |
| | 24 | x | | | | |
| | 25 | x | | | | |
| | | | | | | |
| First Floor | 119 | | x | | | |
| | 121 | | | x | | |
| | 122 | | | x | | |
| | 123 | | | x | | |
| | 124 | | | x | | |
| | 125 | | | x | | |
| | 126 | | | x | | |
| | 128 | | | x | | |
| | | | | | | |
| Second Floor | 239 | | | x | | |
| | 240 | | | x | | |
| | 241 | | | x | | |
| | 242 | | | x | | |
| | 243 | | | x | | |
| | 244 | | | x | | |
| | 245 | | | x | | |
| | 246 | | | x | | |
| | 247 | | | x | | |
| | 248 | | | x | | |
| | 249 | | | x | | |
| | 250 | | | x | | |
| | 251 | | | x | | |
| | 252 | | | x | | |
| | 253 | | | x | | |
| | 254 | | | x | | |
| | | | | | | |
| Third Floor | 342 | | | x | | |
| | 343 | | | x | | |
| | 344 | | | x | | |
| | 345 | | | | | Boarded |
| | 346 | | | | | Boarded |
| | 347 | | | | | Boarded |
| | 348 | | | | | Boarded |
| | 349 | | | | | Boarded |
| | 350 | | | x | | |
| | 351 | | | x | | |
| | 352 | | | | | Boarded |

# MAURICE WINDOW CONDITIONS-INTERIOR

| Floor | # | Condition Level | | | Replaced | Comments |
|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | | |
| First Floor | 129 | x | | | | |
| | 130 | x | | | | |
| | 131 | x | | | | |
| | 132 | x | | | | |
| | 133 | x | | | | |
| | 134 | x | | | | |
| | 135 | x | | | | |
| | 136 | | x | | | |
| | 137 | | | | | Missing |
| | S3 | x | | | | |
| | S4 | x | | | | |
| | S5 | x | | | | |
| | S6 | x | | | | |
| | | | | | | |
| Third Floor | S1 | x | | | | |
| | S2 | | | | | Missing |
| | S7 | | | | | Missing |
| | S8 | | | | | Missing |

**Appendix F.** PROPOSED TREATMENT DRAWINGS

A101A MAURICE BATHHOUSE BASEMENT AND FIRST FLOOR PLANS OPTION 1

A101B MAURICE BATHHOUSE BASEMENT AND FIRST FLOOR PLANS OPTION 2

A102A MAURICE BATHHOUSE SECOND FLOOR AND THIRD FLOOR PLANS OPTION 1

A102B MAURICE BATHHOUSE SECOND FLOOR AND THIRD FLOOR PLANS OPTION 2

A103 MAURICE BATHHOUSE ROOF PLAN

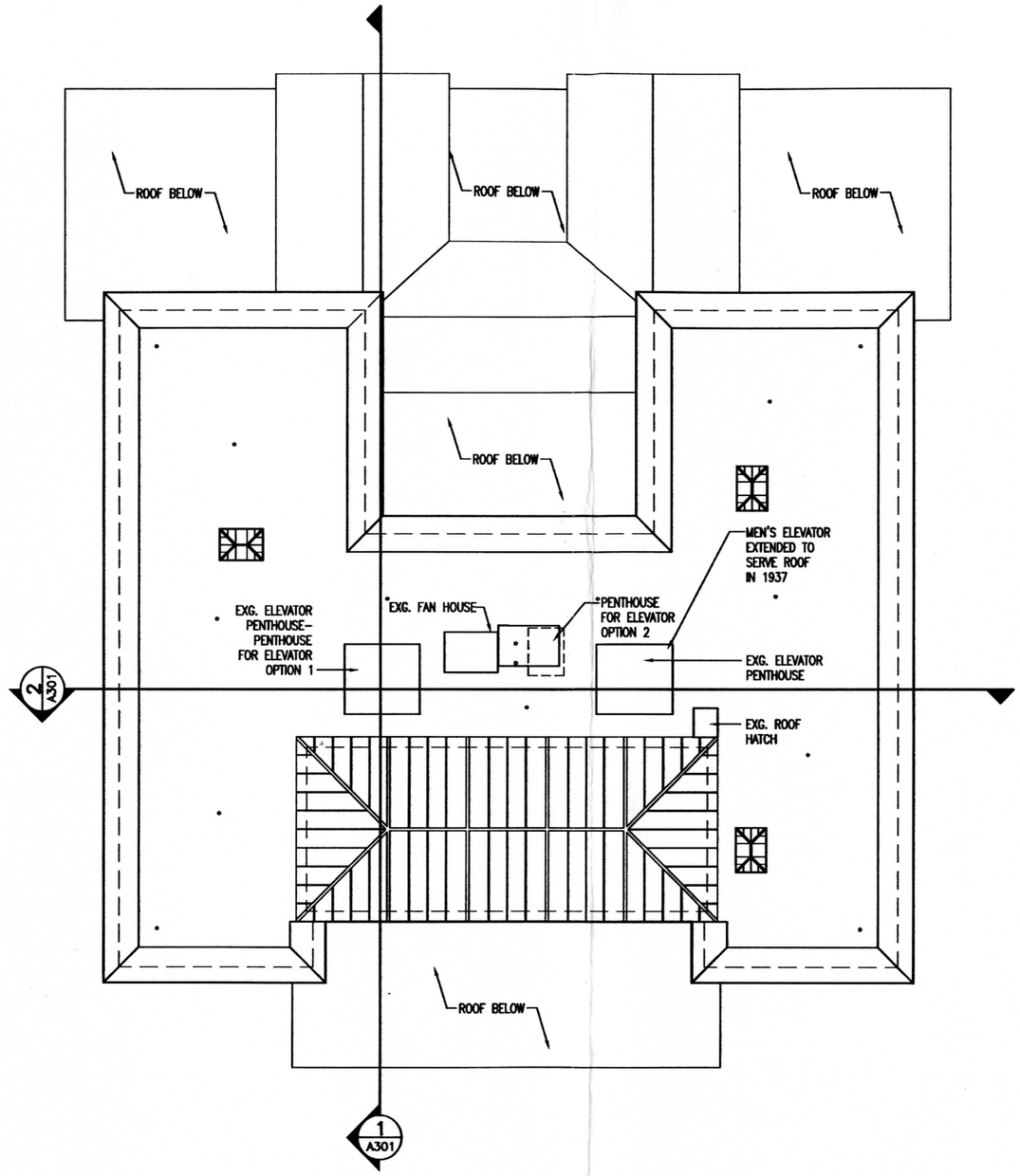
A104 MAURICE BATHHOUSE LIFE SAFETY PLANS

A201 MAURICE BATHHOUSE BUILDING ELEVATIONS

A202 MAURICE BATHHOUSE BUILDING ELEVATIONS

A301A MAURICE BATHHOUSE BUILDING SECTION OPTION 1

A302B MAURICE BATHHOUSE BUILDING SECTION OPTION 2

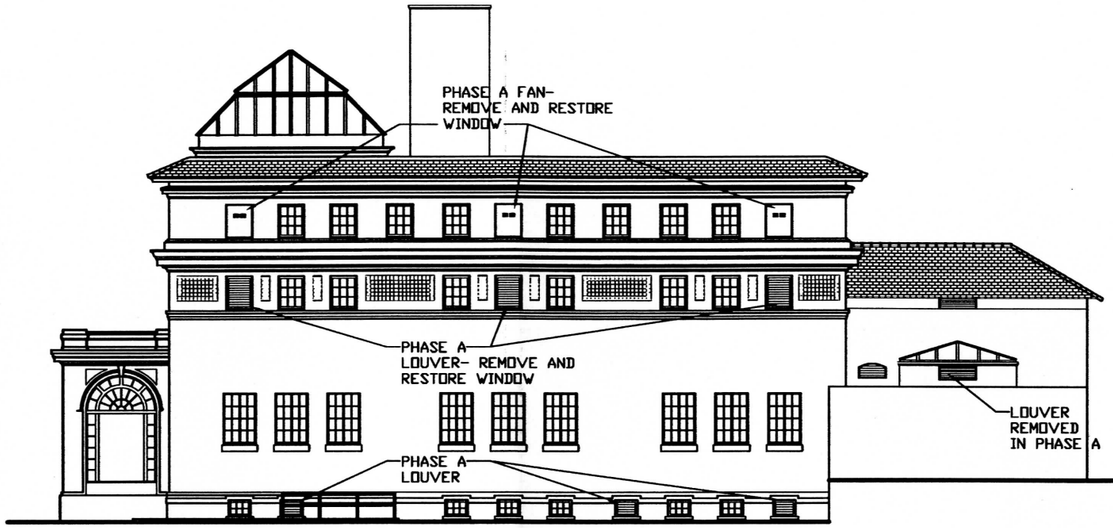



1 A103 MAURICE ROOF PLAN
SCALE A

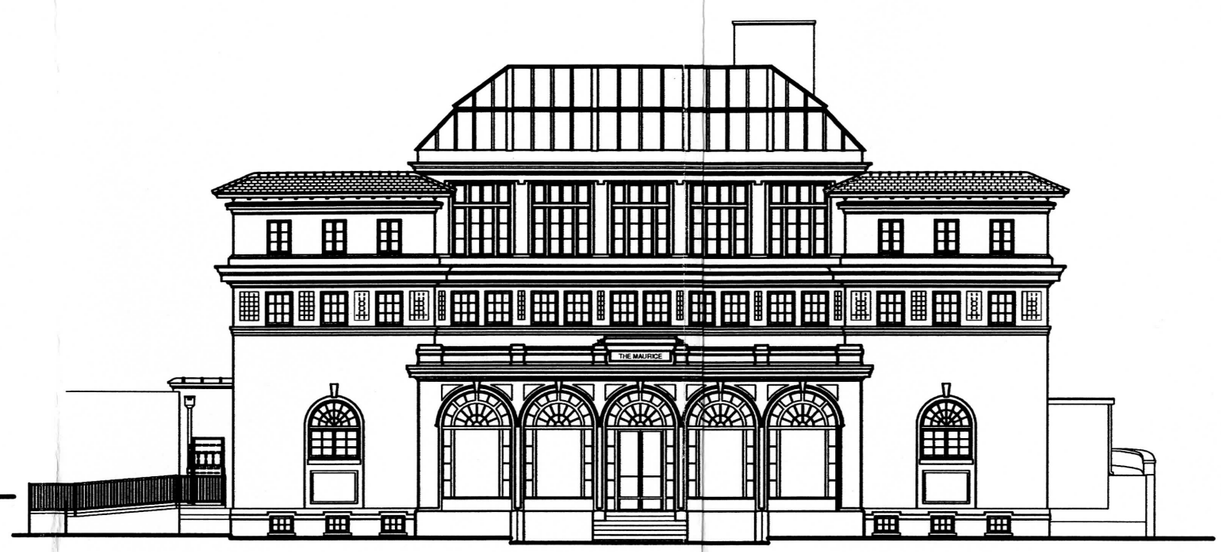
SCALE A 8 0 8 16
SCALE OF FEET

| | | | |
|---|---|---|---|
| DESIGNED: DMDD<br>TECH. REVIEW:<br>DATE: | SUB SHEET NO. A103 | TITLE OF SHEET<br>MAURICE BATHHOUSE ROOF PLAN<br>REHABILITATE BATHHOUSES – PHASE D<br>HOT SPRINGS NATIONAL PARK | DRAWING NO. 128 41,070<br>PKG. NO. HOSP 150<br>SHEET ___ OF ___ |

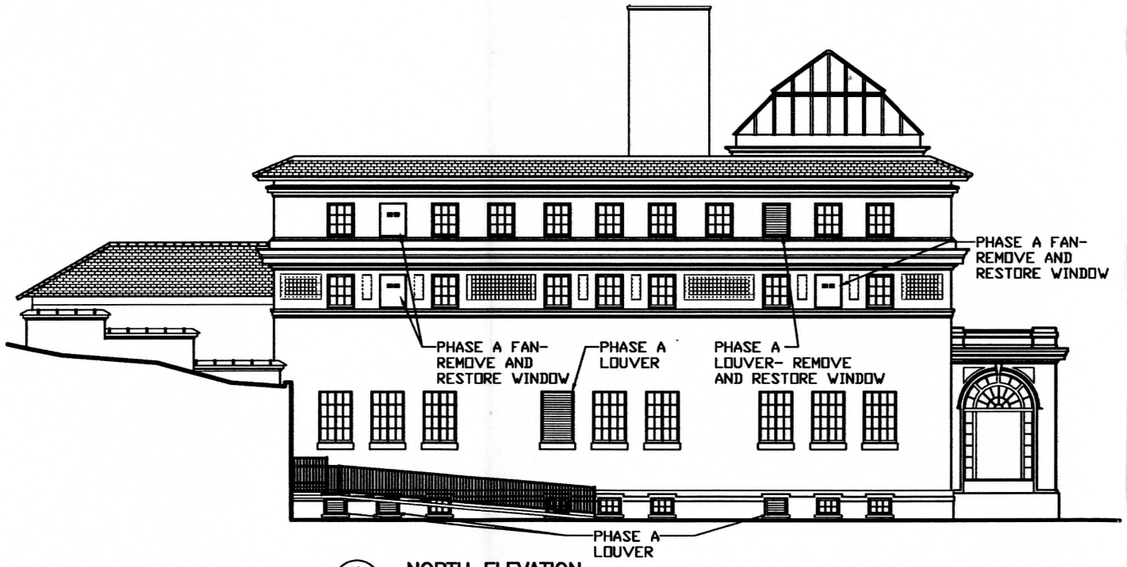
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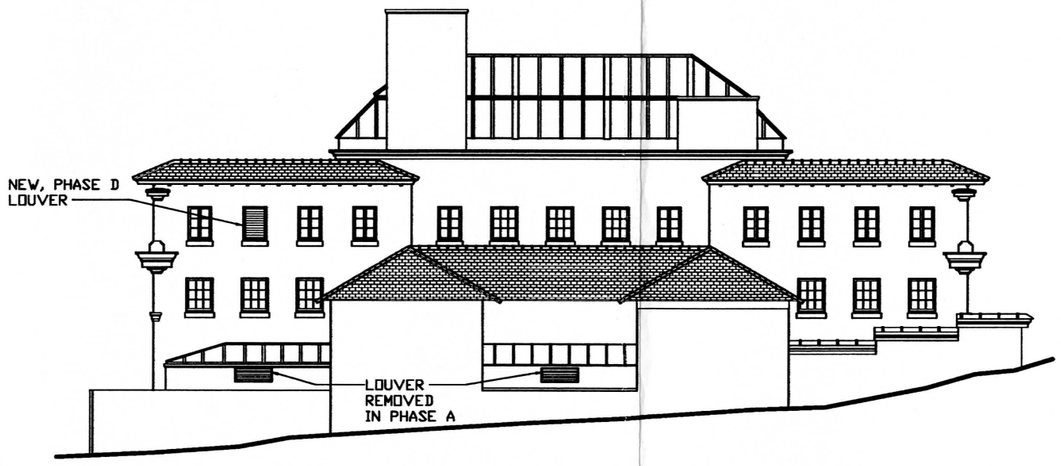

2 A201 SOUTH ELEVATION
SCALE A




1 A201 WEST ELEVATION
SCALE A




4 A201 NORTH ELEVATION
SCALE A



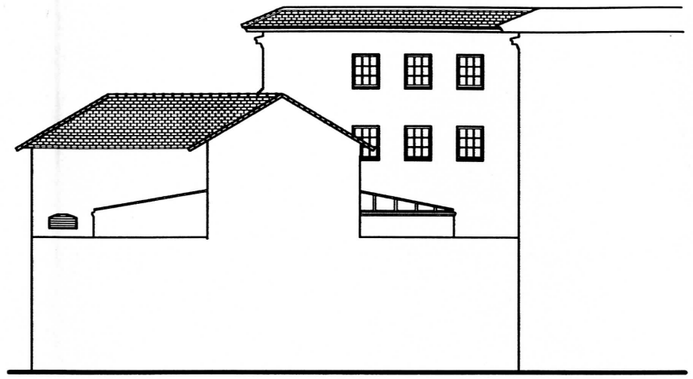

3 A201 EAST ELEVATION
SCALE A

SCALE A 4 0 4 8
SCALE OF FEET

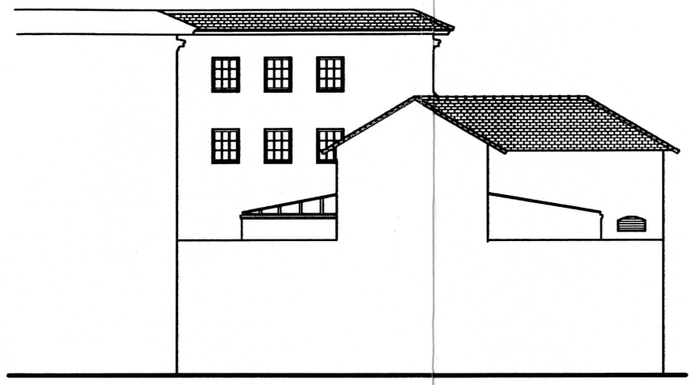
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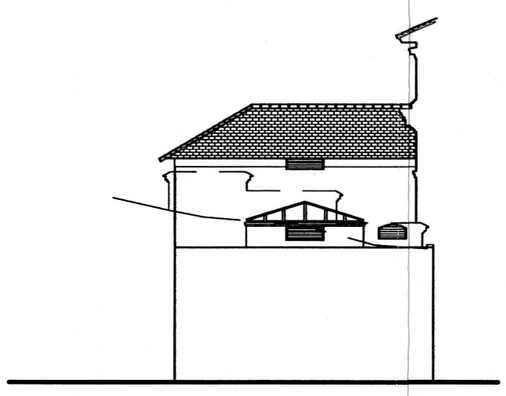
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2/202 HIDDEN NORTH ELEVATION
SCALE (A)



1/202 HIDDEN SOUTH ELEVATION
SCALE (A)

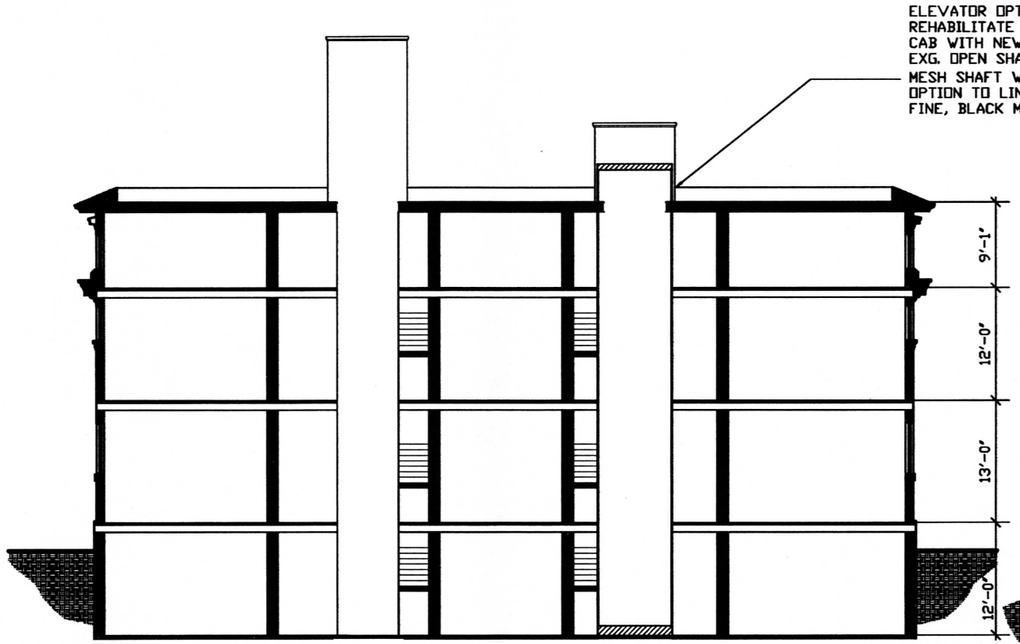


3/202 HIDDEN NORTH ELEVATION
SCALE (A)

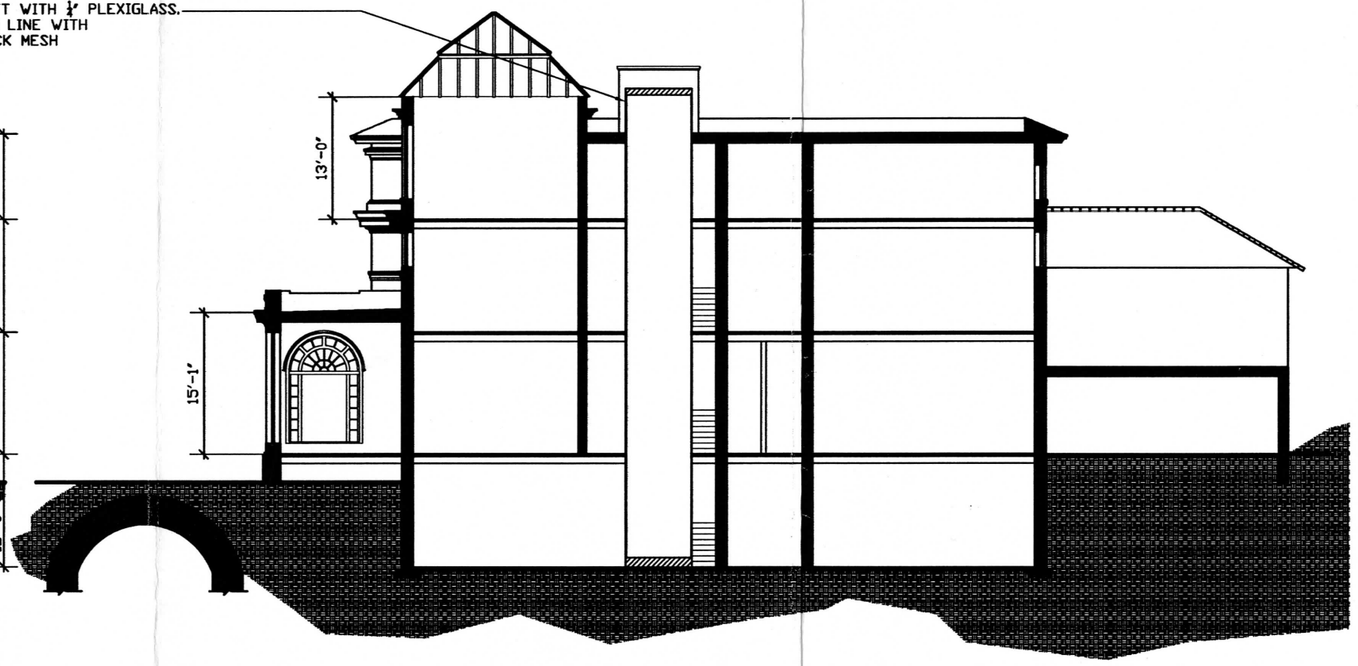
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| TECH. REVIEW: | | REHABILITATE BATHHOUSES HOT SPRINGS NATIONAL PARK | PKG. NO. HOSP 150 / SHEET ___ OF ___ |
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2 A301a BUILDING SECTION
SCALE A

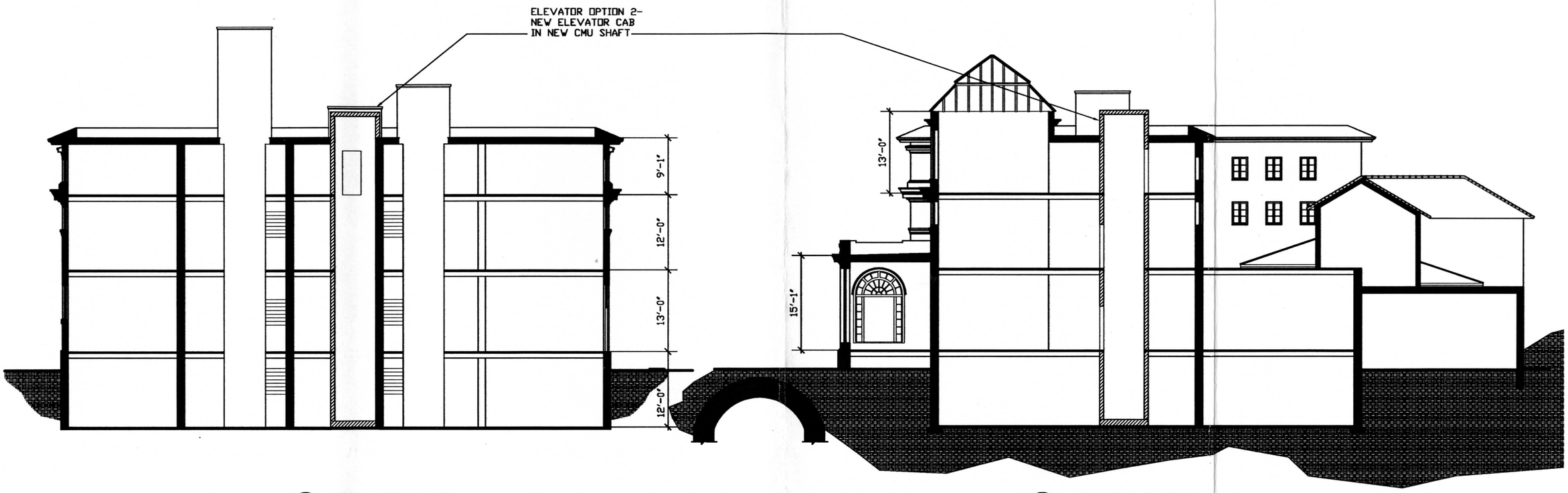



1 A301a BUILDING SECTION
SCALE A

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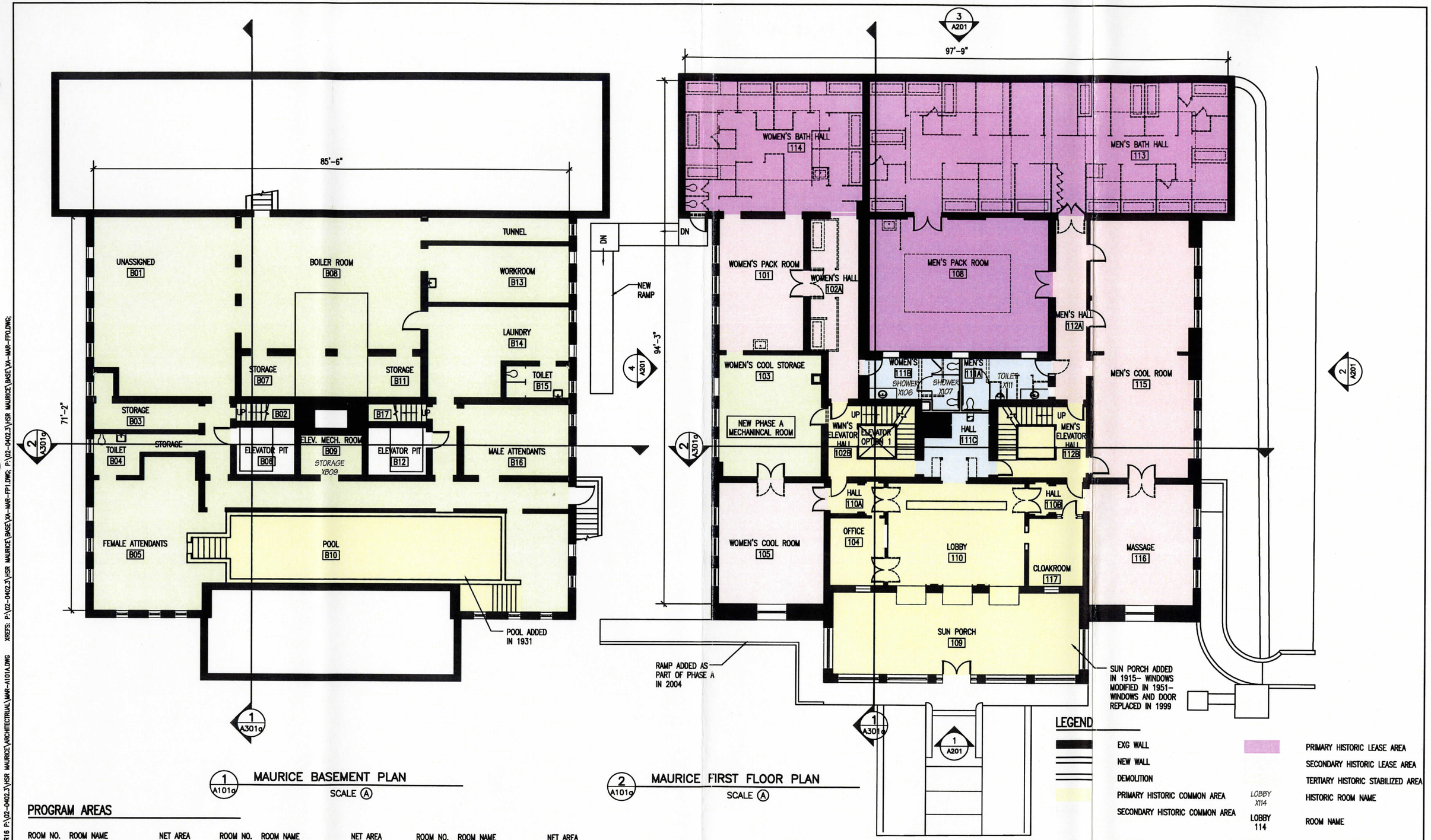



2 A301b BUILDING SECTION
SCALE (A)

1 A301b BUILDING SECTION
SCALE (A)

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SCALE OF FEET

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|---|---|---|---|
| DESIGNED: CADD EK<br>TECH. REVIEW: WD<br>DATE: | SUB SHEET NO. A301b | TITLE OF SHEET<br>MAURICE BATHHOUSE SECTIONS<br>REHABILITATE BATHHOUSES<br>HOT SPRINGS NATIONAL PARK | DRAWING NO. 128 41,070<br>PKG. NO. HOSP 150<br>SHEET ___ OF ___ |




1 A101a MAURICE BASEMENT PLAN
SCALE A

2 A101a MAURICE FIRST FLOOR PLAN
SCALE A

## PROGRAM AREAS

| ROOM NO. | ROOM NAME | NET AREA | ROOM NO. | ROOM NAME | NET AREA | ROOM NO. | ROOM NAME | NET AREA |
|---|---|---|---|---|---|---|---|---|
| 101 | WOMEN'S PACK ROOM | 361 | 108 | MEN'S PACK ROOM | 769 | 112A | MEN'S HALL | 184 |
| 102A | WOMEN'S HALL | 256 | 109 | SUN PORCH | 658 | 112B | MEN'S ELVATOR HALL | 206 |
| 102B | WOMEN'S ELEVATOR HALL | 203 | 110 | LOBBY | 457 | 113 | MEN'S BATH HALL | 1518 |
| 103 | WOMEN'S COOL STORAGE | 407 | 110A | HALL1 | 28 | 114 | WOMEN'S BATH HALL | 750 |
| 104 | OFFICE | 266 | 110B | HALL2 | 28 | 115 | MEN'S COOL ROOM | 852 |
| 105 | WOMEN'S COOL ROOM | 418 | 111A | MEN'S RESTROOM | 127 | 116 | MASSAGE | 418 |
| 106 | SHOWER1 | NA | 111B | WOMEN'S RESTROOM | 132 | 117 | CLOAKROOM | 121 |
| 107 | SHOWER2 | NA | 111C | HALL | 116 | | | |

| | |
|---|---|
| TOTAL NET AREA | 8277 |
| TOTAL GROSS AREA | 8884 |

SCALE A

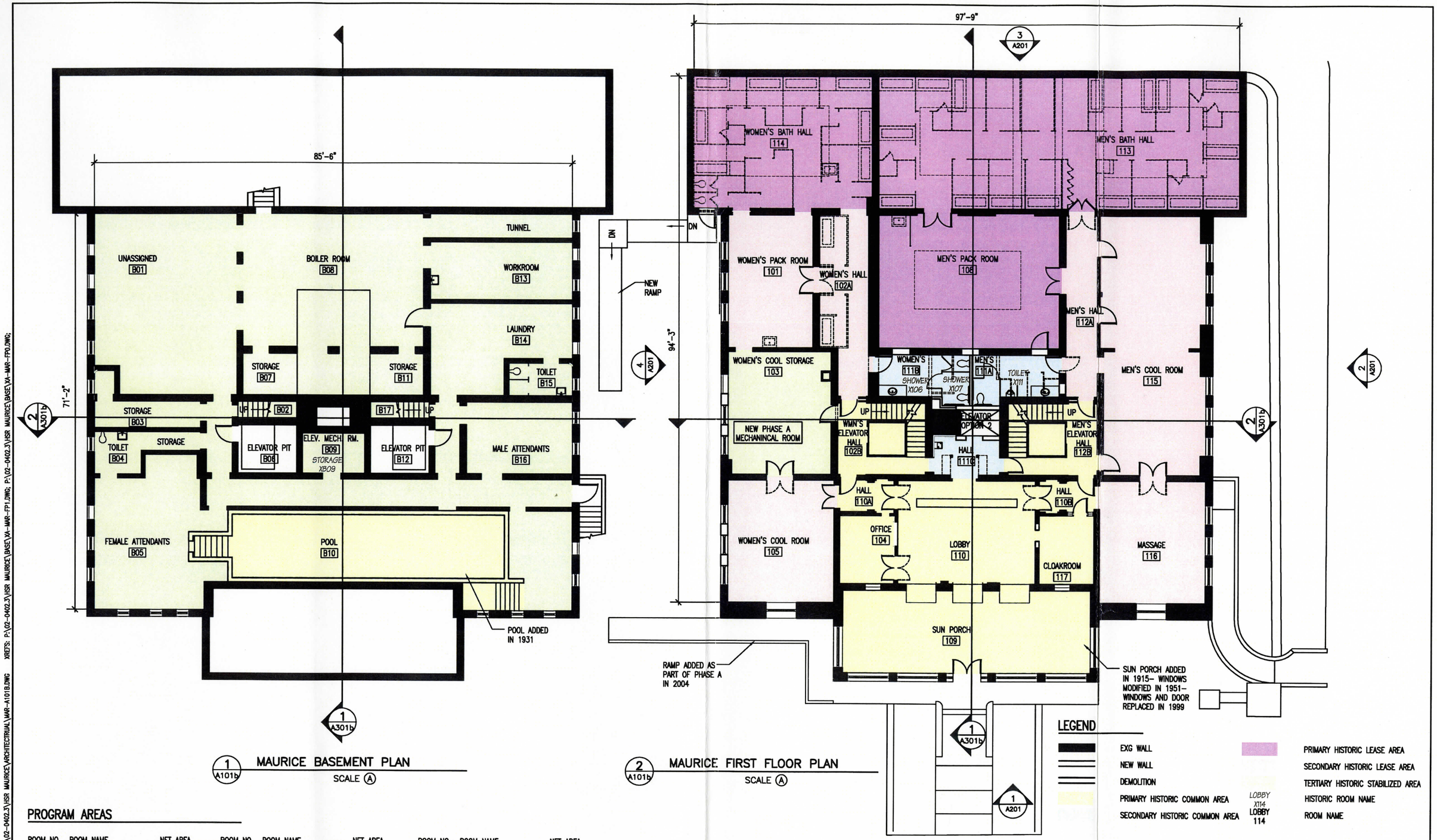
8 0 8 16
SCALE OF FEET

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
- LOBBY X114 — HISTORIC ROOM NAME
- LOBBY 114 — ROOM NAME

| | | | |
|---|---|---|---|
| DESIGNED: GADD | SUB SHEET NO. A101a | TITLE OF SHEET: MAURICE BATHHOUSE BASEMENT AND FIRST FLOOR PLANS<br>REHABILITATE BATHHOUSES – PHASE D<br>HOT SPRINGS NATIONAL PARK | DRAWING NO. 128 / 41,070 |
| TECH. REVIEW: | | | PKG. NO. HOSP 150 |
| DATE: | | | SHEET ___ OF ___ |

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1 A101b MAURICE BASEMENT PLAN
SCALE A

2 A101b MAURICE FIRST FLOOR PLAN
SCALE A

## 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
- HISTORIC ROOM NAME (LOBBY X114)
- ROOM NAME (LOBBY 114)

## PROGRAM AREAS

| ROOM NO. | ROOM NAME | NET AREA |
|---|---|---|
| 101 | WOMEN'S PACK ROOM | 361 |
| 102A | WOMEN'S HALL | 256 |
| 102B | WOMEN'S ELEVATOR HALL | 203 |
| 103 | WOMEN'S COOL STORAGE | 407 |
| 104 | OFFICE | 266 |
| 105 | WOMEN'S COOL ROOM | 418 |
| 106 | SHOWER1 | NA |
| 107 | SHOWER2 | NA |
| 108 | MEN'S PACK ROOM | 769 |
| 109 | SUN PORCH | 658 |
| 110 | LOBBY | 457 |
| 110A | HALL1 | 28 |
| 110B | HALL2 | 28 |
| 111A | MEN'S RESTROOM | 127 |
| 111B | WOMEN'S RESTROOM | 132 |
| 111C | HALL | 116 |
| 112A | MEN'S HALL | 184 |
| 112B | MEN'S ELVATOR HALL | 206 |
| 113 | MEN'S BATH HALL | 1518 |
| 114 | WOMEN'S BATH HALL | 750 |
| 115 | MEN'S COOL ROOM | 852 |
| 116 | MASSAGE | 418 |
| 117 | CLOAKROOM | 121 |

| | |
|---|---|
| TOTAL NET AREA | 8277 |
| TOTAL GROSS AREA | 8884 |

SCALE A
8 0 8 16
SCALE OF FEET

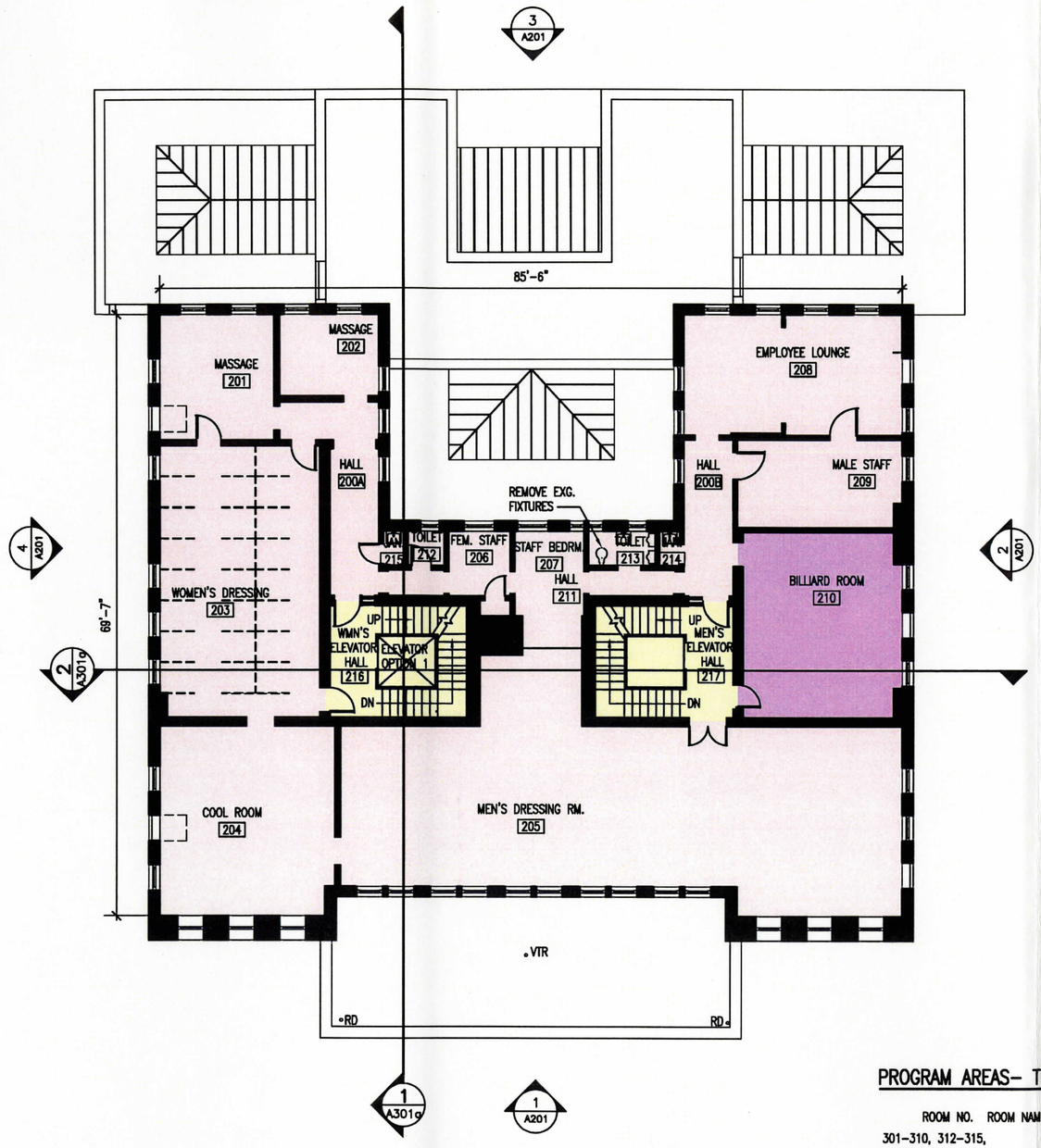
DESIGNED:
CADD
TECH. REVIEW:
DATE:

SUB SHEET NO. A101b

TITLE OF SHEET
MAURICE BATHHOUSE BASEMENT AND FIRST FLOOR PLANS
REHABILITATE BATHHOUSES – PHASE D
HOT SPRINGS NATIONAL PARK

DRAWING NO. 128 41,070
PKG. NO. HOSP 150
SHEET ____ OF ____

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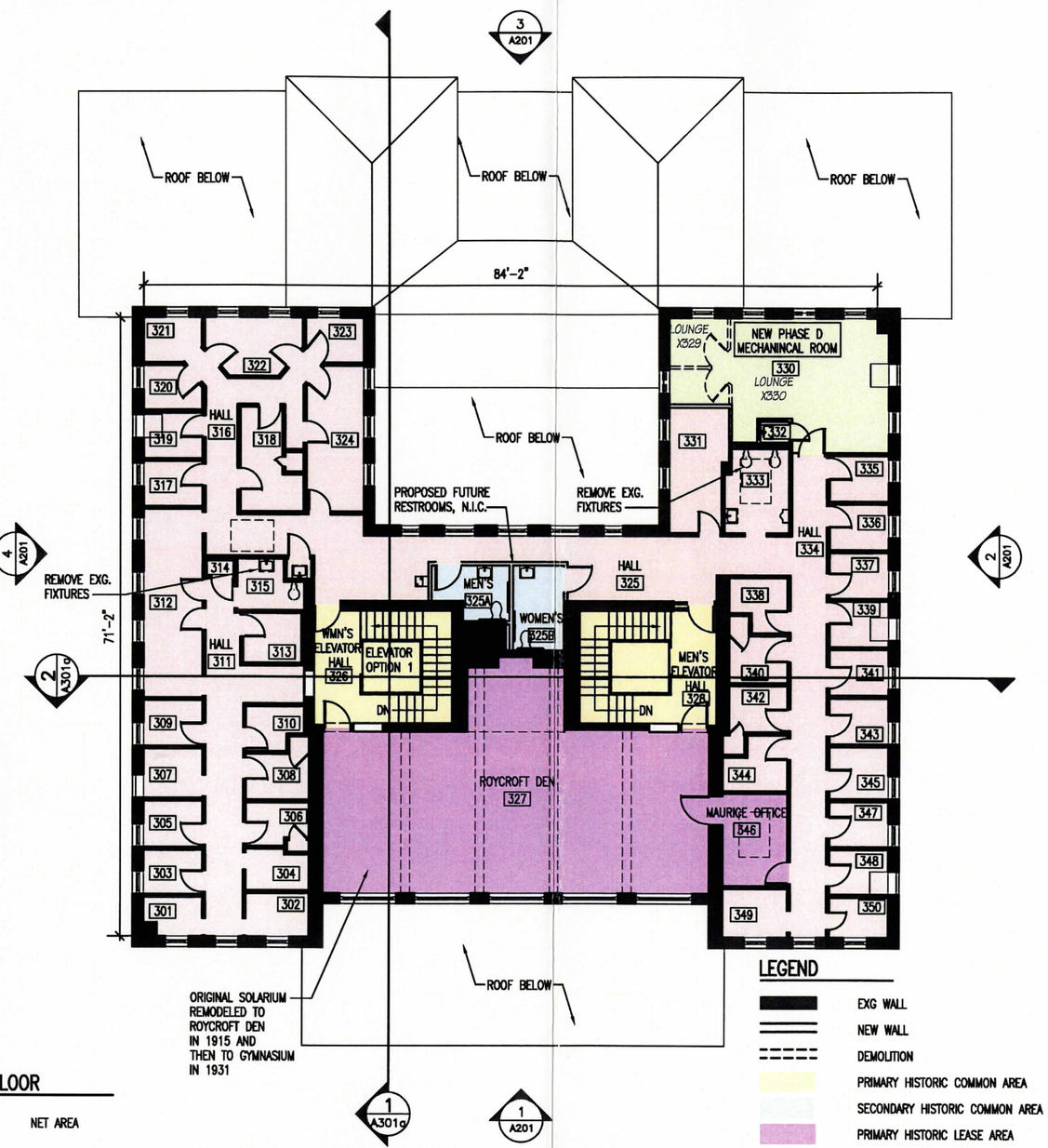



## 1 A102a MAURICE SECOND FLOOR PLAN

SCALE Ⓐ

### PROGRAM AREAS– SECOND FLOOR

| ROOM NO. | ROOM NAME | NET AREA |
|---|---|---|
| 200A | HALL | 152 |
| 200B | HALL | 102 |
| 201 | MASSAGE | 191 |
| 202 | MASSAGE | 108 |
| 203 | WOMEN'S DRESSING | 576 |
| 204 | COOL ROOM | 440 |
| 205 | MEN'S DRESSING ROOM | 1362 |
| 206 | FEMALE STAFF | 33 |
| 207 | STAFF BEDROOM | 37 |
| 208 | EMPLOYEE LOUNGE | 350 |
| 209 | MALE STAFF | 190 |
| 210 | BILLIARD ROOM | 387 |
| 211 | HALL | 112 |
| 212 | TOILET | 17 |
| 213 | TOILET | 31 |
| 214 | JANITOR'S CLOSET | 9 |
| 215 | JANITOR'S CLOSET | 9 |
| 216 | WOMEN'S ELEVATOR HALL | 203 |
| 217 | MEN'S ELEVATOR HALL | 206 |
| | TOTAL NET AREA | 4515 |
| | TOTAL GROSS AREA | 4899 |




## 2 A102a MAURICE THIRD FLOOR PLAN

SCALE Ⓐ

### PROGRAM AREAS– THIRD FLOOR

| ROOM NO. | ROOM NAME | NET AREA |
|---|---|---|
| 301–310, 312–315, 317–324, 331 335–345, 347–350 | LOUNGES | 1627 |
| 311 | HALL | 203 |
| 316 | HALL | 147 |
| 325 | HALL | 410 |
| 326 | WOMEN'S ELEVATOR HALL | 203 |
| 327 | ROYCROFT DEN | 907 |
| 328 | MEN'S ELEVATOR HALL | 202 |
| 330 | MECHANICAL ROOM | 338 |
| 333 | TOILET ROOM | 69 |
| 334 | HALL | 267 |
| 346 | MAURICE OFFICE | 78 |
| | TOTAL NET AREA | 4451 |
| | TOTAL GROSS AREA | 4965 |

### 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 X114)
- ROOM NAME (LOBBY 114)

SCALE Ⓐ 8 0 8 16

SCALE OF FEET

DESIGNED:

DRAWN:

TECH. REVIEW:

DATE:

SUB SHEET NO. A102a

TITLE OF SHEET

# MAURICE BATHHOUSE SECOND AND THIRD FLOOR PLANS

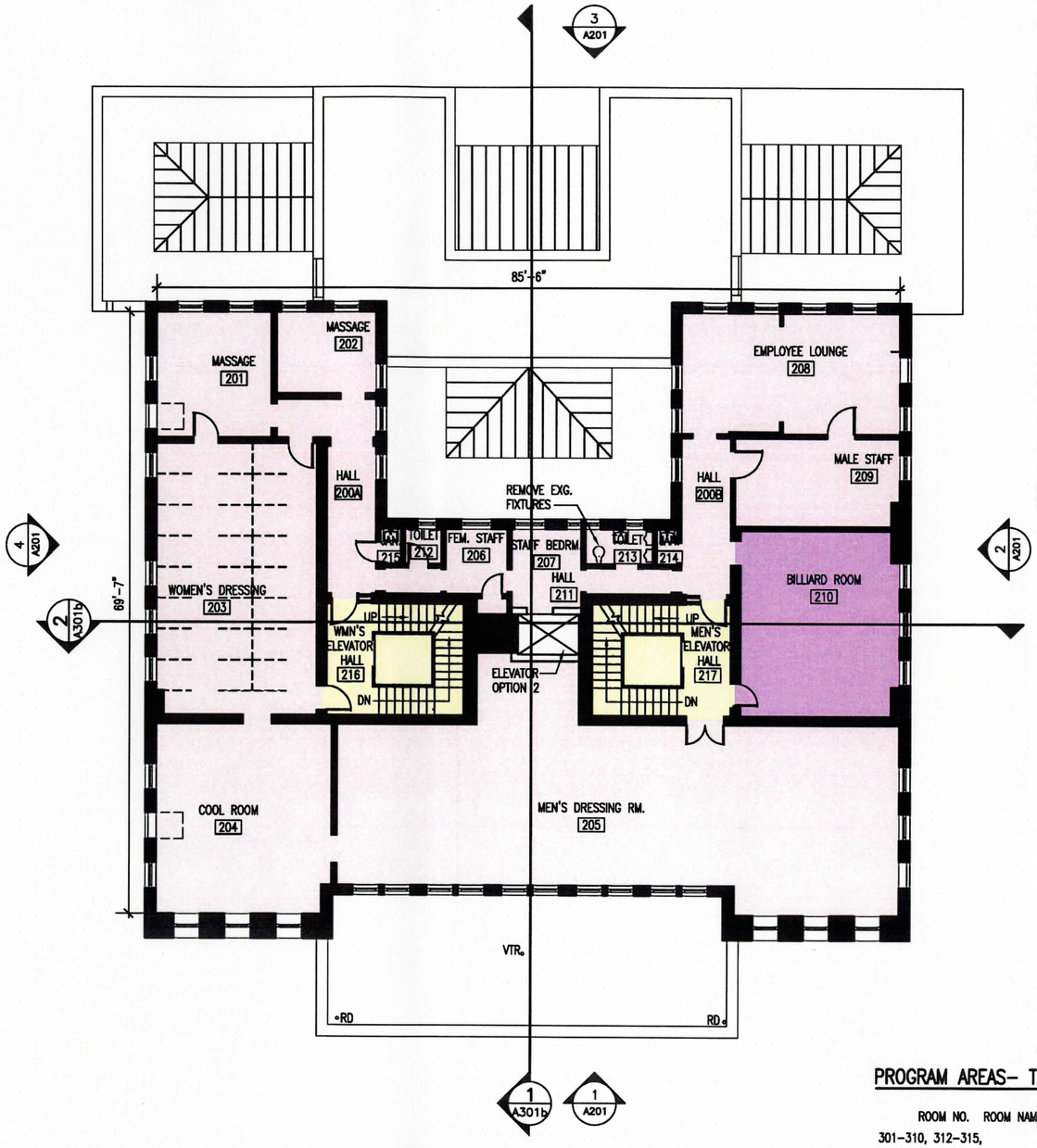
REHABILITATE BATHHOUSES – PHASE D
HOT SPRINGS NATIONAL PARK

DRAWING NO. 128 41,070

PKG. NO. HOSP 150

SHEET ___ OF ___

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1 A102b MAURICE SECOND FLOOR PLAN

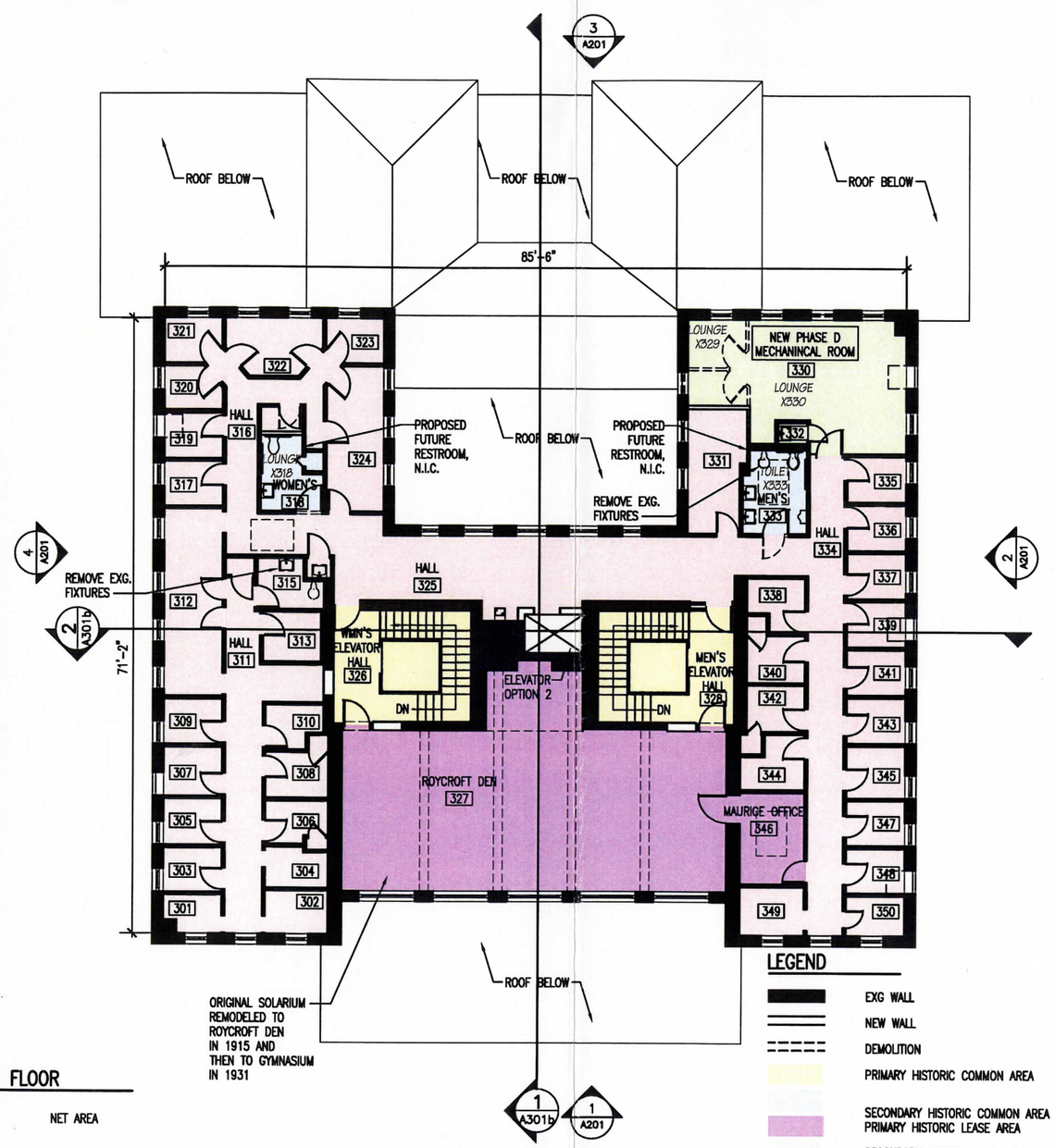
SCALE Ⓐ

## PROGRAM AREAS– SECOND FLOOR

| ROOM NO. | ROOM NAME | NET AREA |
|---|---|---|
| 200A | HALL | 152 |
| 200B | HALL | 102 |
| 201 | MASSAGE | 191 |
| 202 | MASSAGE | 108 |
| 203 | WOMEN'S DRESSING | 576 |
| 204 | COOL ROOM | 440 |
| 205 | MEN'S DRESSING ROOM | 1362 |
| 206 | FEMALE STAFF | 33 |
| 207 | STAFF BEDROOM | 37 |
| 208 | EMPLOYEE LOUNGE | 350 |
| 209 | MALE STAFF | 190 |
| 210 | BILLIARD ROOM | 387 |
| 211 | HALL | 112 |
| 212 | TOILET | 17 |
| 213 | TOILET | 31 |
| 214 | JANITOR'S CLOSET | 9 |
| 215 | JANITOR'S CLOSET | 9 |
| 216 | WOMEN'S ELEVATOR HALL | 203 |
| 217 | MEN'S ELEVATOR HALL | 206 |
| | TOTAL NET AREA | 4515 |
| | TOTAL GROSS AREA | 4899 |

## PROGRAM AREAS– THIRD FLOOR

| ROOM NO. | ROOM NAME | NET AREA |
|---|---|---|
| 301–310, 312–315, 317–324, 331 | | |
| 335–345, 347–350 | LOUNGES | 1627 |
| 311 | HALL | 203 |
| 316 | HALL | 147 |
| 325 | HALL | 410 |
| 326 | WOMEN'S ELEVATOR HALL | 203 |
| 327 | ROYCROFT DEN | 907 |
| 328 | MEN'S ELEVATOR HALL | 202 |
| 330 | MECHANICAL ROOM | 338 |
| 333 | TOILET ROOM | 69 |
| 334 | HALL | 267 |
| 346 | MAURICE OFFICE | 78 |
| | TOTAL NET AREA | 4451 |
| | TOTAL GROSS AREA | 4965 |




2 A102b MAURICE THIRD FLOOR PLAN

SCALE Ⓐ

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SCALE OF FEET

## LEGEND

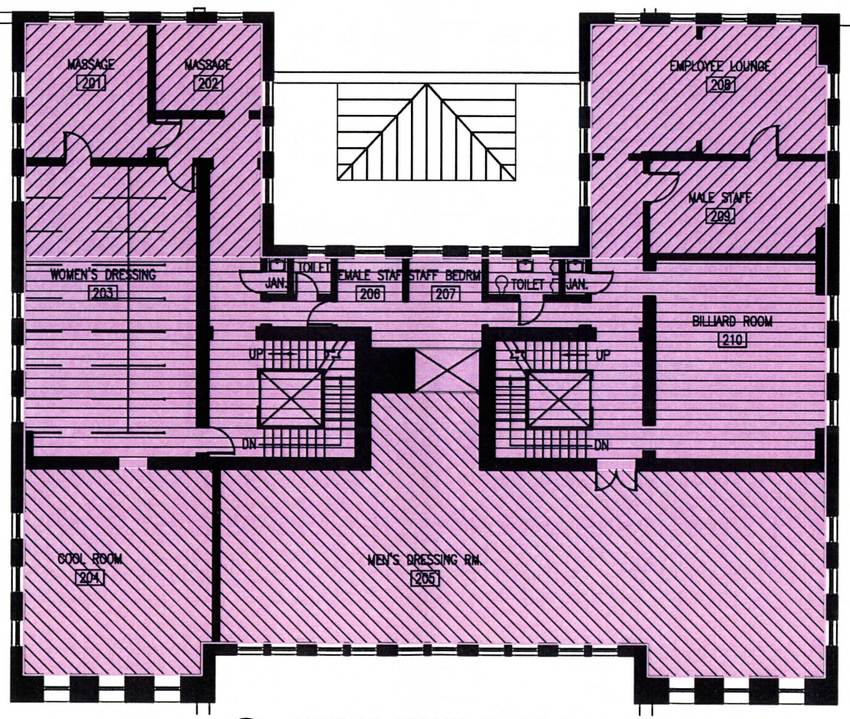
- EXG WALL
- NEW WALL
- DEMOLITION
- PRIMARY HISTORIC COMMON AREA
- SECONDARY HISTORIC COMMON AREA / PRIMARY HISTORIC LEASE AREA
- SECONDARY HISTORIC LEASE AREA
- TERTIARY HISTORIC STABILIZED AREA
- PHOTOGRAPH
- HISTORIC ROOM NAME (LOBBY X114)
- ROOM NAME (LOBBY 114)

| | | | |
|---|---|---|---|
| DESIGNED: CADD | SUB SHEET NO. A102b | TITLE OF SHEET: MAURICE BATHHOUSE SECOND AND THIRD FLOOR PLANS<br>REHABILITATE BATHHOUSES – PHASE D<br>HOT SPRINGS NATIONAL PARK | DRAWING NO. 128 41,070 |
| TECH. REVIEW: | | | PKG. NO. HOSP 150 |
| DATE: | | | SHEET ___ OF ___ |

7/16/04 15:24 WERNERD R16 P:\02-0402.7\SD\MAURICE\ARCHITECTRUAL\WAR-A102B.DWG XREFS: P:\02-0402.7\HSR MAURICE\BASE\XA-WAR-ROOF.DWG; P:\02-0402.7\HSR MAURICE\BASE\XA-WAR-FP2.DWG; P:\02-0402.7\HSR MAURICE\BASE\XA-WAR-FP3.DWG;




3 A104 MAURICE THIRD FLOOR PLAN
SCALE (A)




2 A104 MAURICE SECOND FLOOR PLAN
SCALE (A)




1 A104 MAURICE FIRST FLOOR PLAN
SCALE (A)

SCALE (A) 8 0 8 16
SCALE OF FEET

## 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
- 65 PSF LIVE LOAD CAPACITY
- 80 PSF LIVE LOAD CAPACITY
- 90 PSF LIVE LOAD CAPACITY
- 100 PSF LIVE LOAD CAPACITY

NOTE: LIVE LOAD CAPACITY AFTER PHASE A REHABILITATION

LOBBY 114 ROOM NAME

## FIXTURE CALCULATIONS

| | |
|---|---|
| A-2 OCCUPANCY LOAD | 456 MEN/456 WOMEN |
| WC MEN @ 1:75 | 6 |
| WC WOMEN @ 1:75 | 6 |
| LAVATORY MEN @ 1:200 | 3 |
| LAVATORY WOMEN @ 1:200 | 3 |
| DRINKING FOUNTAINS @ 1:500 | 2 |
| A-3 OCCUPANCY LOAD | 188 MEN/188 WOMEN |
| WC MEN @ 1:125 | 2 |
| WC WOMEN @ 1:65 | 3 |
| LAVATORY MEN @ 1:200 | 1 |
| LAVATORY WOMEN @ 1:200 | 1 |
| DRINKING FOUNTAINS @ 1:500 | 1 |
| B OCCUPANCY LOAD | 94 MEN/94 WOMEN |
| WC MEN @ 1:50 | 2 |
| WC WOMEN @ 1:50 | 2 |
| LAVATORY MEN @ 1:80 | 2 |
| LAVATORY WOMEN @ 1:80 | 2 |
| DRINKING FOUNTAINS @ 1:100 | 2 |
| M OCCUPANCY LOAD | 157 MEN/157 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. |
| CADD | A104 | MAURICE BATHHOUSE LIFE SAFETY PLANS | 128 41,070 |
| TECH. REVIEW: | | REHABILITATE BATHHOUSES – PHASE D HOT SPRINGS NATIONAL PARK | PKG. NO. HOSP 150 |
| DATE: | | | SHEET ___ OF ___ |

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# Appendix G. MAURICE BATHHOUSE STRUCTURAL SYSTEMS ANALYSIS

# MAURICE BATHHOUSE

# STRUCTURAL SYSTEMS ANALYSIS

## SCHEMATIC DESIGN

HOSP-056091C
PHASE D

**Existing Description**

The building is a three-story structure comprised of load bearing exterior brick walls, some interior load-bearing brick walls, and concrete framing. The perimeter basement walls are cast concrete. The foundation system, while not specifically indicated on any extant drawings, is assumed to be consistent with the other bathhouses that are shallow spread footings. Interior partitions are either clay tile faced with plaster or brick.

The basement extends over about 80% of the building footprint. The rear of the basement bay is a crawlspace area separated from the basement with a concrete wall that appears to retain the rock and fill in the crawlspace.

The floor structures are comprised of cast-in-place beam and slab construction supported on the bearing walls. Tile or terrazzo cover some areas, primarily the entry lobby and the original bath halls.

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 Options**

The proposed elevator shafts are positioned in two areas. The first is within the north elevator-stairwell (Option 1) and the second is situated within the original chimney shaft located behind the front desk (Option 2).

**Shaft Installation – Option 1**

With Option 1, the basement area below the original elevator system will allow construction of a base slab for the "foundation" of the elevator. This will be an 8" thick concrete pad placed over 8" of gravel fill.

The original elevator shaft was constructed of a steel framework surrounded by an open metal grating screen the prevented access from the wrap-around stairs. The new elevator would be constructed in similar fashion, with a new 3" square tube frame extending up within the

existing opening. It is anticipated that the original stairs would be renovated with the original geometry maintained. Three of the tube columns will be supported on existing basement walls near the first floor level. One column will extend down to the new concrete pad below.

The exact placement and size of the elevator shaft will have to be verified with the existing stair stringers and stairwell.

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

1. Remove the existing elevator, elevator equipment, metal shaft screens and framing, and stairs within the full shaft.
2. 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.
3. Re-construct the original stair stringers and framing. Re-build or replicate the original metal risers.
4. Inspect and replace as necessary the existing stone treads. Treads should be tested for competence in a qualified testing laboratory. Provide new treads as required.
5. Construct the new tube frame system the full height of the shaft.
6. Re-install the stair stringers, risers and treads.
7. Install the elevator within the shaft.
8. The "roof" of the shaft is currently an existing penthouse structure that extends above the roof. There will be the need for a hoist beam installed if one is not available. Currently visual access to this area is limited so the existence of the hoist beam must be verified.

**Shaft Installation – Option 2**

Option 2 positions the elevator shaft in an existing vertical shaft in the center of the building. We believe that this was an original chimney used to vent the boilers in the basement.

Construction of this elevator would be limited by the current shaft opening. Perimeter masonry walls, during the initial inspection stages of the current stabilization project were in a very unstable condition. Large sections of loose clay tile wall were either collapsed or partially connected to the structure at the first and second levels. The stabilization contractor has removed major sections of this loose masonry but a full inspection of the condition should be performed.

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

1. Clean all debris from the basement floor area in the shaft. Remove all loose masonry shaft walls.
2. Verify the exact dimensions of the clear opening prior to manufacturing the elevator.
3. Construct an 8" thick concrete pad on top of the current basement floor.

4. As necessary, provide new 6" or 8" CMU walls to replace any walls that have been lost or removed. The inside face of these walls should align with the existing shaft opening perimeter. Existing masonry walls outside of the new CMU shall remain. Tie the new CMU walls to the existing masonry with wire ties.
5. Where new CMU walls extend to the underside of existing concrete floor framing, provide tight, grouted space between CMU and concrete.
6. Extend the shaft up to the roof level and beyond the roof level approximately 4 to 5 feet to form a penthouse. Provide minimum 12'-4" clear between third level floor and underside of hoist beam.
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. MAURICE BATHHOUSE MECHANICAL SYSTEMS ANALYSIS

# MAURICE 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. 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) 13,000 cfm, nominal 40 ton air handler and condenser unit will remain and serves only the first floor. The second floor and third floor are currently ventilated through the use of transferred outside air and exhaust fans installed during the Phase A project. The transfer air dampers and exhaust fans on second floor will be removed. The transfer air dampers and exhaust fans on third floor will remain and will be removed as part of the tenant finish work on this floor.

The existing (Phase A) duct mains on first floor will remain and will be exposed ductwork. 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 seven 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 Sun Porch 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 15,000 cfm air handler will be installed in a new mechanical room located in the southeast corner of the third floor (Rooms 330 and 329). A new nominal 40-ton air-cooled condensing unit will be located on grade and the refrigerant pipes will be routed through the building to the new third floor mechanical room. Two new 6 square foot stationary louvers with intake plenums will be installed in two of the windows in the new mechanical room. Two new 6 square foot stationary relief air louvers will be installed in window penetrations in the opposite end of the new third floor mechanical room. A new 14,400 cfm return fan will be installed in the third floor

mechanical room. Return air will be transferred and ducted from third floor and second floor to the mechanical room where it will be relieved or mixed with outside air at the new air handler.

Due to the low roof height on third floor, duct mains sized to distribute air to third floor and second floor will be routed in the second floor ceiling space. Ductwork will be distributed to second floor and branch stub-outs will be provided for future extension to third floor as part of the tenant finish. New heating water zone heating coils will be installed in the branch ducts to each floor and will be zoned by exposure. Approximately six coils are anticipated for each floor. The coils for third floor will be installed as part of the third floor tenant finish. 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 800 mbh sealed combustion boiler will be installed in the new Phase D mechanical room. The combustion air duct and flue from the new 800 mbh boiler will be routed through the north wall of the third floor mechanical room 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 all three floors. Valved stub-outs on the heating water piping will be provided at the future coil locations for third floor to be connected during the third floor tenant finish. 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 some of the new zone heating coils 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.

One new dome type exhaust fan will be installed on the roof, sized for approximately 675 cfm to serve the first floor toilet rooms and custodial area. The exhaust will be ducted with uninsulated sheet metal ductwork to each toilet or custodial room on first floor. The exhaust duct riser from first floor to the fan will be insulated as it rises up through second and third floors for condensation prevention. Each room will have commercial grade exhaust registers. The first floor 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 1 ½" 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 through the first and second floors to the new third floor mechanical room mechanical room. Cold-water branch pipes will be routed in the basement to turn up to new public restrooms. Cold-water branch pipes will be routed in the second floor ceiling space to feed up to third floor fixtures and down to second floor fixtures. Isolation valves will be provided on branch pipes at each floor. Two 1" cold-water stub outs will be provided off the new cold water main in the basement for future tenant connection. Extension of these cold-water branches will be part of the tenant finish.

Cold-water piping will branch from the mechanical room to serve the new water heater. 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 the 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 and the utilities removed and 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 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, second floor and the third 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.

# Appendix I. MAURICE BATHHOUSE ELECTRICAL SYSTEMS ANALYSIS

# MAURICE 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 1200 Amps 120/208V, 3 phase, 4 wire Main Service Entrance Rated Disconnect located at the exterior north side of the building. The Main Distribution Panelboard "MMDP" for the building is rated at 1200 Amps, 120/208V, 3 phase, 4 wire and is served from the Service Entrance Rated Disconnect Switch with 4 sets of (4#350MCM +#3/0G)3-1/2"C. The existing Main Distribution Panelboard "MMDP" serves the following:

- 400/3 circuit breaker at "MMDP" - Branch circuit panelboard "MLM" 400A, 120/208V, 3 phase, 4 wire, Connected with (4#500MCM+1#3G)4"C. This panelboard serves the existing mechanical equipment, duplex receptacles at the mechanical equipment and the luminaires in the basement.
- 225/3 circuit breaker at "MMDP" - Branch circuit panelboard "ML1"225A, 120/208V, 3phase, 4wire, connected with (4#4/0+1#4G)2-1/2"C. This Branch Circuit Panelboard will serve the new lighting and power loads on the 1st floor.
- 30/3 utility demand meter.
- 150/3 circuit breaker at "HMDP" – 20HP elevator.
- There is one (1) Spare 30/3 circuit breakers and Space for one (1) 200/3 and two (2) 400/3 circuit breakers.

One (1) new 200/3 circuit breaker will be provided in the existing space at the Main Distribution Panelboard "MMDP" to serve a new 200A, 120/208V, 3phase, 4wire panelboard, connected with (4#4/0+1#4G) 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 "MMDP" 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.

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 and third floors.

Conduit routing and device mounting well 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 new plaster walls and/or ceilings.

Items in the "Beyond Project Budget" category of the cost estimate include lighting and receptacles for the 3rd floor, including one (1) new 200/3 circuit breaker at the Main Distribution Panelboard "MMDP" to serve a new 200A, 120/208V, 3phase, 4wire panelboard, connected with (4#4/0+1#4G) utilizing the existing 2-1/2"C for the 3rd floor.

**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.

Lighting will be required through out the interior of the building excluding the areas mentioned above and the 3rd floor. 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. Warm temperature 3000 or 3500K fluorescent lamps will be provided with all fluorescent luminaires.

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, first floor lobby, sun porch and men's bath hall, and third floor roycroft den, (historical areas) will be provided with surface mounted special "Time Period" type luminaries 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, excluding the 3rd floor. 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

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

### TABLE 3409.7 - SUMMARY SHEET

| | | | |
|---|---|---|---|
| Existing occupancy | Maurice Bathhouse | Proposed occupancy | Occupancy Type A-2 |
| Year building was constructed | 1912 – National Register of Historic Places | Number of stories | 3 Height in feet 46 |
| Type of construction | III-B | Area per floor | 9,493/1st Floor 5,430/2nd Floor 5,430/3rd Floor |
| Percentage of open perimeter | 51 % | Percentage of height reduction | (75-32)/75 = 57 % |
| Completely suppressed: | Yes X No | Corridor wall rating | 0-hour (Table 1004.3.2.1) |
| Compartmentation: | Yes No X | Required door closers: | Yes No X |
| Fire resistance rating of vertical opening enclosures | | 1-hour (707.4) | |
| Type of HVAC | VAV | Serving number of floors | ? |
| Automatic fire detection: | Yes X No | Type and location | Smoke detectors throughout fire area |
| Fire alarm system: | Yes X No | Type | In accordance with Section 907 |
| Smoke control: | Yes X No | Type | Operable windows |
| Adequate exit routes: | Yes X No | Dead ends: | Yes No X |
| Maximum exit access travel distance | 140 feet | Elevator Controls: | Yes X No |
| Means of egress emergency lighting: | Yes X No | Mixed occupancies: | Yes X No |

| SAFETY PARAMETERS | FIRE SAFETY (FS) | MEANS OF EGRESS (ME) | GENERAL SAFETY (GS) |
|---|---|---|---|
| 3409.6.1 Building Height | 0 | 0 | 0 |
| 3409.6.2 Building Area | 9.5 | 9.5 | 9.5 |
| 3409.6.3 Compartmentation | 0 | 0 | 0 |
| 3409.6.4 Tenant and Dwelling Unit Separation | 0 | 0 | 0 |
| 3409.6.5 Corridor Walls | 0 | 0 | 0 |
| 3409.6.6 Vertical Openings | -21 | -21 | -21 |
| 3409.6.7 **HVAC Systems** | **5** | **5** | **5** |
| 3409.6.8 Automatic Fire Detection | 9 | 9 | 9 |
| 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 | **** | 6 | 6 |
| 3409.6.14 Elevator Control | 4 | 4 | 4 |
| 3409.6.15 Means of Egress Emergency Lighting | **** | 4 | 4 |
| 3409.6.16 Mixed Occupancies | 0 | **** | 0 |
| 3409.6.17 Automatic Sprinklers | 4 | 2 | 4 |
| 3409.6.18 Incidental Use Area Protection | 0 | 0 | 0 |
| **Building score – total value** | **15.5** | **24.5** | **26.5** |
| **Mandatory Safety Score (Group A-2)** | **19** | **30** | **30** |

****No applicable value to be inserted

## NOTES FOR MAURICE 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 46 feet to midpoint of sloped roof. Height Value = ((75-46)/12.5)*1 = 2.3
Height Value, stories: Allowable height in stories is 2 plus 1 for automatic sprinkler system. Existing height in stories is 3. Height Value = (3-3)*1=0.
Height Value = lesser = 0.

3409.6.2 Building Area Value:
Area increase due to frontage = basically 2 sides, west and south = 100*[215 feet/419 feet – 0.25]*30/30 = 26%
Area increase due to sprinklers = 200%
Area per Table 503 = 9,500
Allowable area = (200+26+100)*9,500/100 = 30,970
Area Value = 30,970/1,200*[1-(9,493/30,970)] = 17.9
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 = 20,353, area > 15,000, Compartmentation value = 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 3 floors. Protection Value = -2*3 floors = -6. Construction Type Factor = 3.5. Vertical Opening Value = -6*3.5 = -21

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 third floor, down the stairs to the entry = 198 feet. Maximum allowed by Table 1004.2.4 of IBC = 250 feet. Exit Access Value = 20*[(250-175)/250] = 6

3409.6.14 Elevator Control Value: Assuming all elevators with Phase I and II recall and more than 25 feet of travel above or below the primary level, value = 4.

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 | Maurice Bathhouse | Proposed occupancy | Occupancy Type A-3 |
| Year building was constructed | 1912 – National Register of Historic Places | Number of stories | 3 Height in feet 46 |
| Type of construction | III-B | Area per floor | 9,493/1st Floor 5,430/2nd Floor 5,430/3rd Floor |
| Percentage of open perimeter | 51 % | Percentage of height reduction | (75-32)/75 = 57 % |
| Completely suppressed: | Yes X No | Corridor wall rating | 0-hour (Table 1004.3.2.1) |
| Compartmentation: | Yes No X | Required door closers: | Yes No X |
| Fire resistance rating of vertical opening enclosures | | 1-hour (707.4) | |
| Type of HVAC | VAV | Serving number of floors | ? |
| Automatic fire detection: | Yes X No | Type and location | Smoke detectors throughout fire area |
| Fire alarm system: | Yes X No | Type | In accordance with Section 907 |
| Smoke control: | Yes X No | Type | Operable windows |
| Adequate exit routes: | Yes X No | Dead ends: | Yes No X |
| Maximum exit access travel distance | 140 feet | Elevator Controls: | Yes X No |
| Means of egress emergency lighting: | Yes X No | Mixed occupancies: | Yes X No |

| SAFETY PARAMETERS | FIRE SAFETY (FS) | MEANS OF EGRESS (ME) | GENERAL SAFETY (GS) |
|---|---|---|---|
| 3409.6.1 Building Height | 0 | 0 | 0 |
| 3409.6.2 Building Area | 9.5 | 9.5 | 9.5 |
| 3409.6.3 Compartmentation | 0 | 0 | 0 |
| 3409.6.4 Tenant and Dwelling Unit Separation | 0 | 0 | 0 |
| 3409.6.5 Corridor Walls | 0 | 0 | 0 |
| 3409.6.6 Vertical Openings | -21 | -21 | -21 |
| 3409.6.7 **HVAC Systems** | **5** | **5** | **5** |
| 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 | **** | 6 | 6 |
| 3409.6.14 Elevator Control | 4 | 4 | 4 |
| 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** | **14.5** | **22.5** | **25.5** |
| **Mandatory Safety Score (Group A-3)** | **18** | **29** | **29** |

****No applicable value to be inserted

## NOTES FOR MAURICE 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 46 feet to midpoint of sloped roof. Height Value = ((75-46)/12.5)*1 = 2.3
Height Value, stories: Allowable height in stories is 2 plus 1 for automatic sprinkler system. Existing height in stories is 3. Height Value = (3-3)*1=0.
Height Value = lesser = 0.

3409.6.2 Building Area Value:
Area increase due to frontage = basically 2 sides, west and south = 100*[215 feet/419 feet – 0.25]*30/30 = 26%
Area increase due to sprinklers = 200%
Area per Table 503 = 9,500
Allowable area = (200+26+100)*9,500/100 = 30,970
Area Value = 30,970/1,200*[1-(9,493/30,970)] = 17.9
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 = 20,353, area > 15,000, Compartmentation value = 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 3 floors. Protection Value = -2*3 floors = -6. Construction Type Factor = 3.5. Vertical Opening Value = -6*3.5 = -21

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 third floor, down the stairs to the entry = 198 feet. Maximum allowed by Table 1004.2.4 of IBC = 250 feet. Exit Access Value = 20*[(250-175)/250] = 6

3409.6.14 Elevator Control Value: Assuming all elevators with Phase I and II recall and more than 25 feet of travel above or below the primary level, value = 4.

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 | Maurice Bathhouse | Proposed occupancy | Occupancy Type B |
| Year building was constructed | 1912 – National Register of Historic Places | Number of stories | 3 Height in feet 46 |
| Type of construction | III-B | Area per floor | 9,493/1st Floor 5,430/2nd Floor 5,430/3rd Floor |
| Percentage of open perimeter | 51 % | Percentage of height reduction | (75-32)/75 = 57 % |
| Completely suppressed: | Yes X No | Corridor wall rating | 0-hour (Table 1004.3.2.1) |
| Compartmentation: | Yes No X | Required door closers: | Yes No X |
| Fire resistance rating of vertical opening enclosures | | 1-hour (707.4) | |
| Type of HVAC | VAV | Serving number of floors | ? |
| Automatic fire detection: | Yes X No | Type and location | Smoke detectors throughout fire area |
| Fire alarm system: | Yes X No | Type | In accordance with Section 907 |
| Smoke control: | Yes X No | Type | Operable windows |
| Adequate exit routes: | Yes X No | Dead ends: | Yes No X |
| Maximum exit access travel distance | 140 feet | Elevator Controls: | Yes X No |
| Means of egress emergency lighting: | Yes X No | Mixed occupancies: | Yes X No |

| SAFETY PARAMETERS | FIRE SAFETY (FS) | MEANS OF EGRESS (ME) | GENERAL SAFETY (GS) |
|---|---|---|---|
| 3409.6.1 Building Height | 2 | 2 | 2 |
| 3409.6.2 Building Area | 12 | 12 | 12 |
| 3409.6.3 Compartmentation | 0 | 0 | 0 |
| 3409.6.4 Tenant and Dwelling Unit Separation | 0 | 0 | 0 |
| 3409.6.5 Corridor Walls | 0 | 0 | 0 |
| 3409.6.6 Vertical Openings | -21 | -21 | -21 |
| 3409.6.7 **HVAC Systems** | **5** | **5** | **5** |
| 3409.6.8 Automatic Fire Detection | 8 | 8 | 8 |
| 3409.6.9 **Fire Alarm System** | **5** | **5** | **5** |
| 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 | **** | 8.3 | 8.3 |
| 3409.6.14 Elevator Control | 4 | 4 | 4 |
| 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** | **27** | **35.3** | **41.3** |
| **Mandatory Safety Score (Group B)** | **24** | **34** | **34** |

****No applicable value to be inserted

## NOTES FOR MAURICE 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 46 feet to midpoint of sloped roof. Height Value = ((75-46)/12.5)*1 = 2.3
Height Value, stories: Allowable height in stories is 4 plus 1 for automatic sprinkler system. Existing height in stories is 3. Height Value = (5-3)*1=2.
Height Value = lesser = 2.

3409.6.2 Building Area Value:
Area increase due to frontage = basically 2 sides, west and south = 100*[215 feet/419 feet – 0.25]*30/30 = 26%
Area increase due to sprinklers = 200%
Area per Table 503 = 19,000
Allowable area = (200+26+100)*19,000/100 = 61,940
Area Value = 61,940/1,200*[1-(9,493/61,940)] = 43.7
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 = 20,353, area > 15,000, Compartmentation value = 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 3 floors. Protection Value = -2*3 floors = -6. Construction Type Factor = 3.5. Vertical Opening Value = -6*3.5 = -21

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 third floor, down the stairs to the entry = 198 feet. Maximum allowed by Table 1004.2.4 of IBC = 300 feet. Exit Access Value = 20*[(300-175)/300] = 8.3

3409.6.14 Elevator Control Value: Assuming all elevators with Phase I and II recall and more than 25 feet of travel above or below the primary level, value = 4.

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 | Maurice Bathhouse | Proposed occupancy | Occupancy Type M |
| Year building was constructed | 1912 – National Register of Historic Places | Number of stories | 3 Height in feet 46 |
| Type of construction | III-B | Area per floor | 9,493/1st Floor 5,430/2nd Floor 5,430/3rd Floor |
| Percentage of open perimeter | 51 % | Percentage of height reduction | (75-32)/75 = 57 % |
| Completely suppressed: | Yes X No | Corridor wall rating | 0-hour (Table 1004.3.2.1) |
| Compartmentation: | Yes No X | Required door closers: | Yes No X |
| Fire resistance rating of vertical opening enclosures | | 1-hour (707.4) | |
| Type of HVAC | VAV | Serving number of floors | ? |
| Automatic fire detection: | Yes X No | Type and location | Smoke detectors throughout fire area |
| Fire alarm system: | Yes X No | Type | In accordance with Section 907 |
| Smoke control: | Yes X No | Type | Operable windows |
| Adequate exit routes: | Yes X No | Dead ends: | Yes No X |
| Maximum exit access travel distance | 140 feet | Elevator Controls: | Yes X No |
| Means of egress emergency lighting: | Yes X No | Mixed occupancies: | Yes X No |

| SAFETY PARAMETERS | FIRE SAFETY (FS) | MEANS OF EGRESS (ME) | GENERAL SAFETY (GS) |
|---|---|---|---|
| 3409.6.1 Building Height | 2 | 2 | 2 |
| 3409.6.2 Building Area | 9.5 | 9.5 | 9.5 |
| 3409.6.3 Compartmentation | 0 | 0 | 0 |
| 3409.6.4 Tenant and Dwelling Unit Separation | 0 | 0 | 0 |
| 3409.6.5 Corridor Walls | 0 | 0 | 0 |
| 3409.6.6 Vertical Openings | -21 | -21 | -21 |
| 3409.6.7 **HVAC Systems** | **5** | **5** | **5** |
| 3409.6.8 Automatic Fire Detection | 6 | 6 | 6 |
| 3409.6.9 **Fire Alarm System** | **15** | **15** | **15** |
| 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 | **** | 6 | 6 |
| 3409.6.14 Elevator Control | 4 | 4 | 4 |
| 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** | **26.5** | **36.5** | **39.5** |
| **Mandatory Safety Score (Group M)** | **19** | **36** | **36** |

****No applicable value to be inserted

## NOTES FOR MAURICE 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 46 feet to midpoint of sloped roof. Height Value = ((75-46)/12.5)*1 = 2.3
Height Value, stories: Allowable height in stories is 4 plus 1 for automatic sprinkler system. Existing height in stories is 3. Height Value = (5-3)*1=2.
Height Value = lesser = 2.

3409.6.2 Building Area Value:
Area increase due to frontage = basically 2 sides, west and south = 100*[215 feet/419 feet – 0.25]*30/30 = 26%
Area increase due to sprinklers = 200%
Area per Table 503 = 12,500
Allowable area = (200+26+100)*12,500/100 = 40,750
Area Value = 40,750/1,200*[1-(9,493/40,750)] = 26
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 = 20,353, area > 15,000, Compartmentation value = 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 3 floors. Protection Value = -2*3 floors = -6. Construction Type Factor = 3.5. Vertical Opening Value = -6*3.5 = -21

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 third floor, down the stairs to the entry = 198 feet. Maximum allowed by Table 1004.2.4 of IBC = 250 feet. Exit Access Value = 20*[(250-175)/250] = 6

3409.6.14 Elevator Control Value: Assuming all elevators with Phase I and II recall and more than 25 feet of travel above or below the primary level, value = 4.

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

DRAWING 128-60092 (1915)

- SHEET 1 OF 8 FRONT PORCH ELEVATION
- SHEET 2 OF 8 PORCH SECTION
- SHEET 3 OF 8 ROYCROFT DEN DETAILS
- SHEET 4 OF 8 ROYCROFT DEN DETAILS
- SHEET 5 0F 8 ROYCROFT DEN PLAN
- SHEET 6 OF 8 BILLIARD ROOM DETAILS
- SHEET 7 OF 8 BILLIARD ROOM DETAILS
- SHEET 8 OF 8 WINDOW DETAILS

DRAWING 128-60095 (1937)

- SHEET 1 OF 1 PENTHOUSE ADDITION

DRAWING 128-60497 (1937)

- SHEET 1 OF 5 PROPOSED ADDITION- STRUCTURAL PLAN
- SHEET 2 OF 5 PROPOSED ADDITION- THIRD FLOOR PLAN
- SHEET 3 OF 5 PROPOSED ADDITION- PARTIAL ELEVATIONS
- SHEET 4 OF 5 PROPOSED ADDITION- PARTIAL SECTIONS
- SHEET 5 OF 5 PROPOSED ADDITION- DETAILS

DRAWING 128-8021 (1943)

- SHEET 1 OF 1 BASEMENT POOL

DRAWING 128-25012 (1984)

- SHEET 1 OF 3 FRONT ELEVATION
- SHEET 2 OF 3 NORTH ELEVATION
- SHEET 3 OF 3 SOUTH ELEVATION

DRAWING 128-25020 (1984)

- SHEET 1 OF 6 BASEMENT AND FIRST FLOOR STRUCTURAL PLANS
- SHEET 2 OF 6 SECOND AND THIRD FLOOR STRUCTURAL PLANS
- SHEET 3 OF 6 BASEMENT FLOOR PLAN
- SHEET 4 OF 6 FIRST FLOOR PLAN

SHEET 5 OF 6 SECOND FLOOR PLAN

SHEET 6 OF 6 THIRD FLOOR PLAN

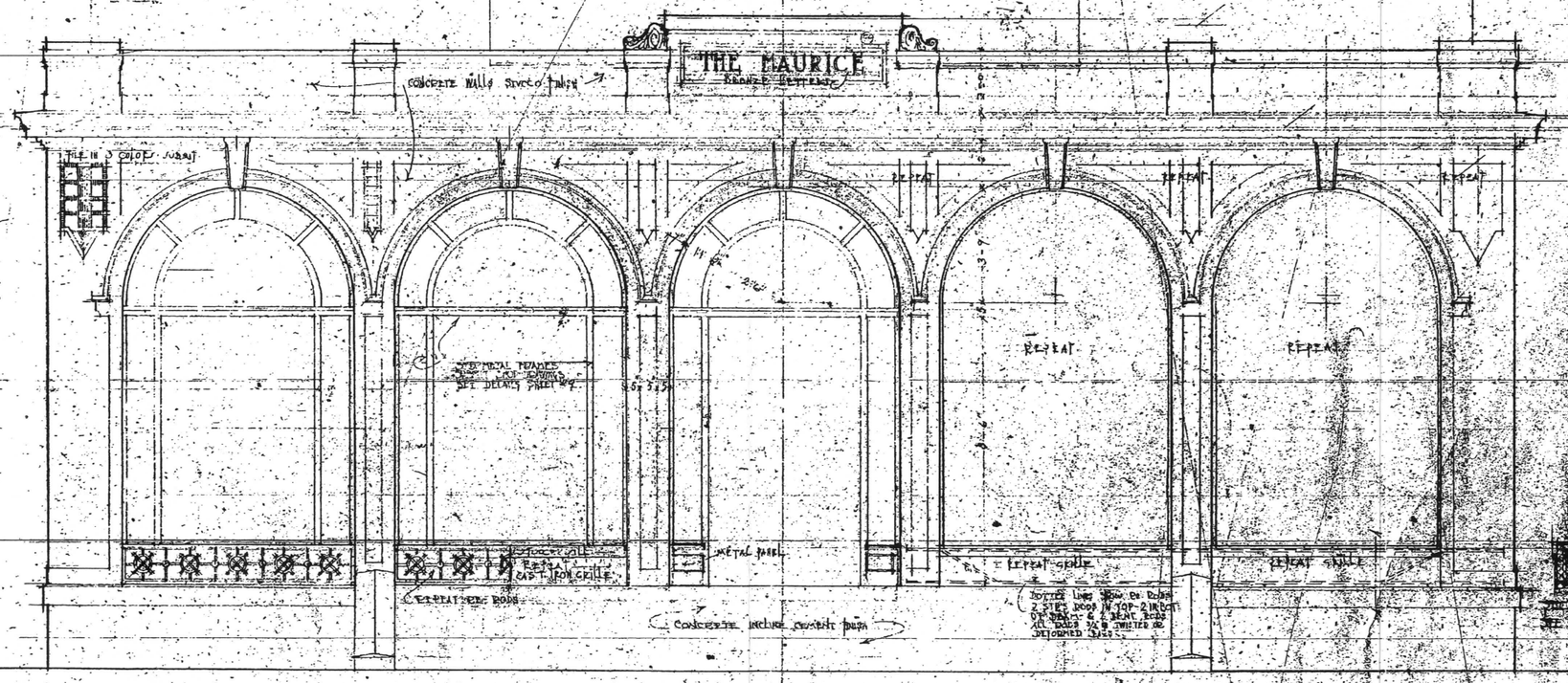
DRAWING 128-40016-A (1985)

SHEET 1 OF 2 BASEMENT AND FIRST FLOOR PLANS

SHEET 2 OF 2 SECOND AND THIRD FLOOR PLANS

# ALTERATION TO THE MAURICE BATH HOUSE

HOT SPRINGS ARKANSAS




FRONT ELEVATION OF PORCH

SCALE 1/2 INCH = 1 FOOT

NOTE: CONTRACTOR IS TO VERIFY ALL FIGURES AND TAKE ACTUAL MEASURES AT BLDG.

| | |
|---|---|
| COMMISSION No. | 332 |
| GEORGE R. MANN | SHEET No. |
| EUGENE J. STERN ARCHITECTS LITTLE ROCK, ARK. | 1 |
| DRAWN BY | TRACED BY |
| CHECKED BY | COMPUTED BY |

REDUCED SIZE REPRODUCTION

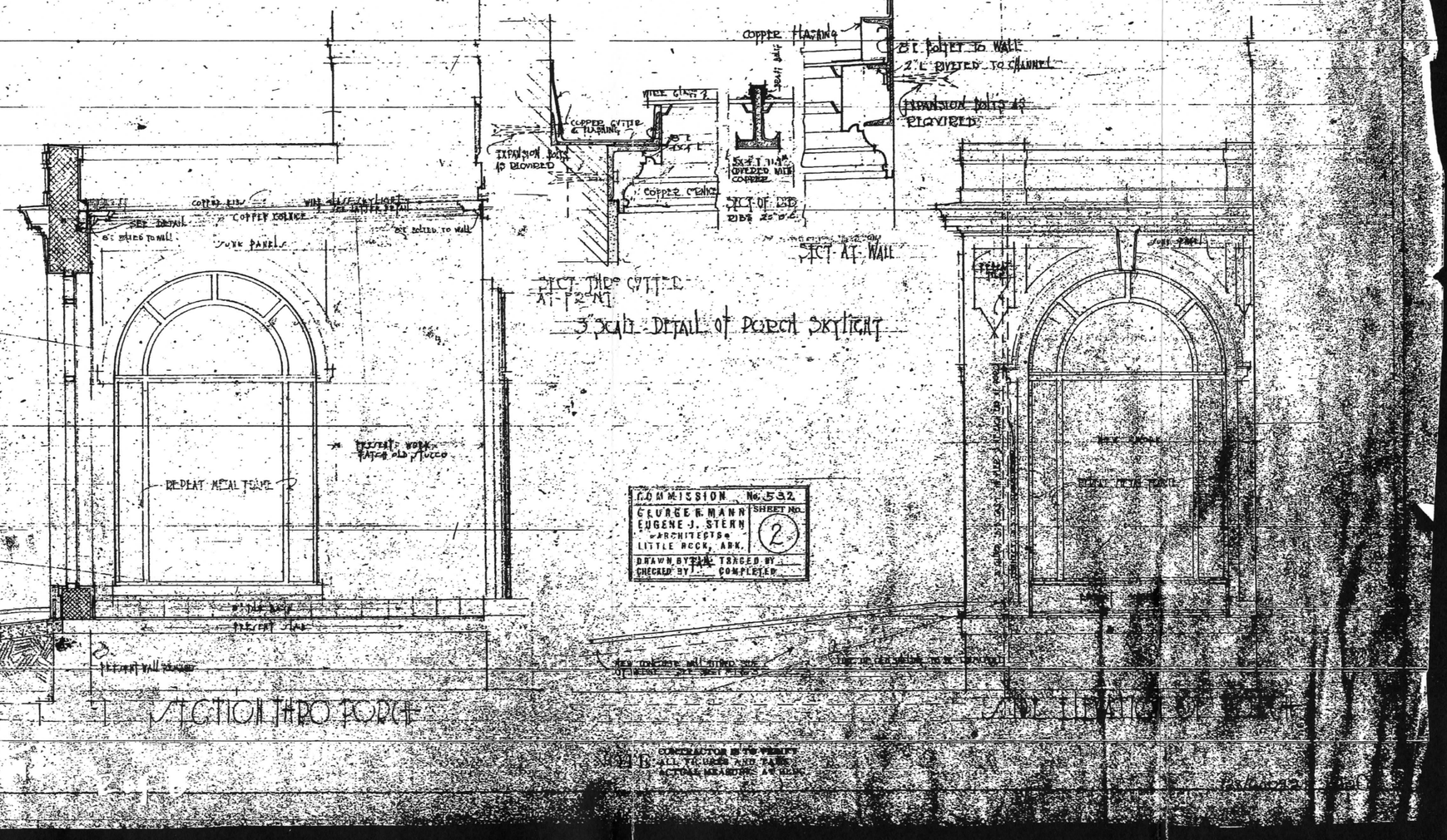
128/60,092

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-60092
Drawing: Porch Elevation
Date: April. 1915
Sheet: 1 of 8

# ALTERATIONS TO THE MAURICE BATH HOUSE

HOT SPRINGS
ARKANSAS



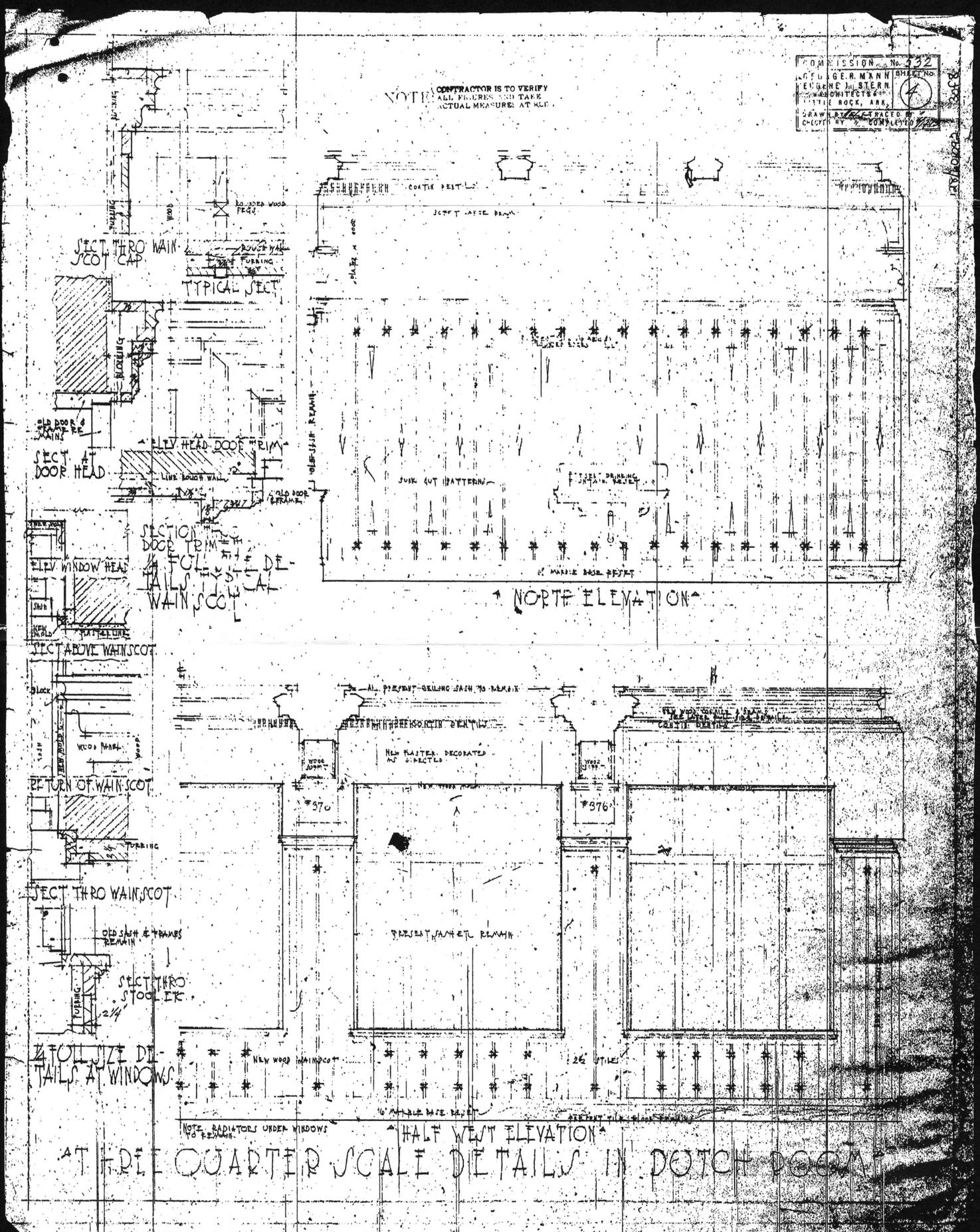

COMMISSION No. 532
GEORGE R. MANN
EUGENE J. STERN
ARCHITECTS
LITTLE ROCK, ARK.
SHEET NO. 2
DRAWN BY TRACED BY
CHECKED BY COMPLETED

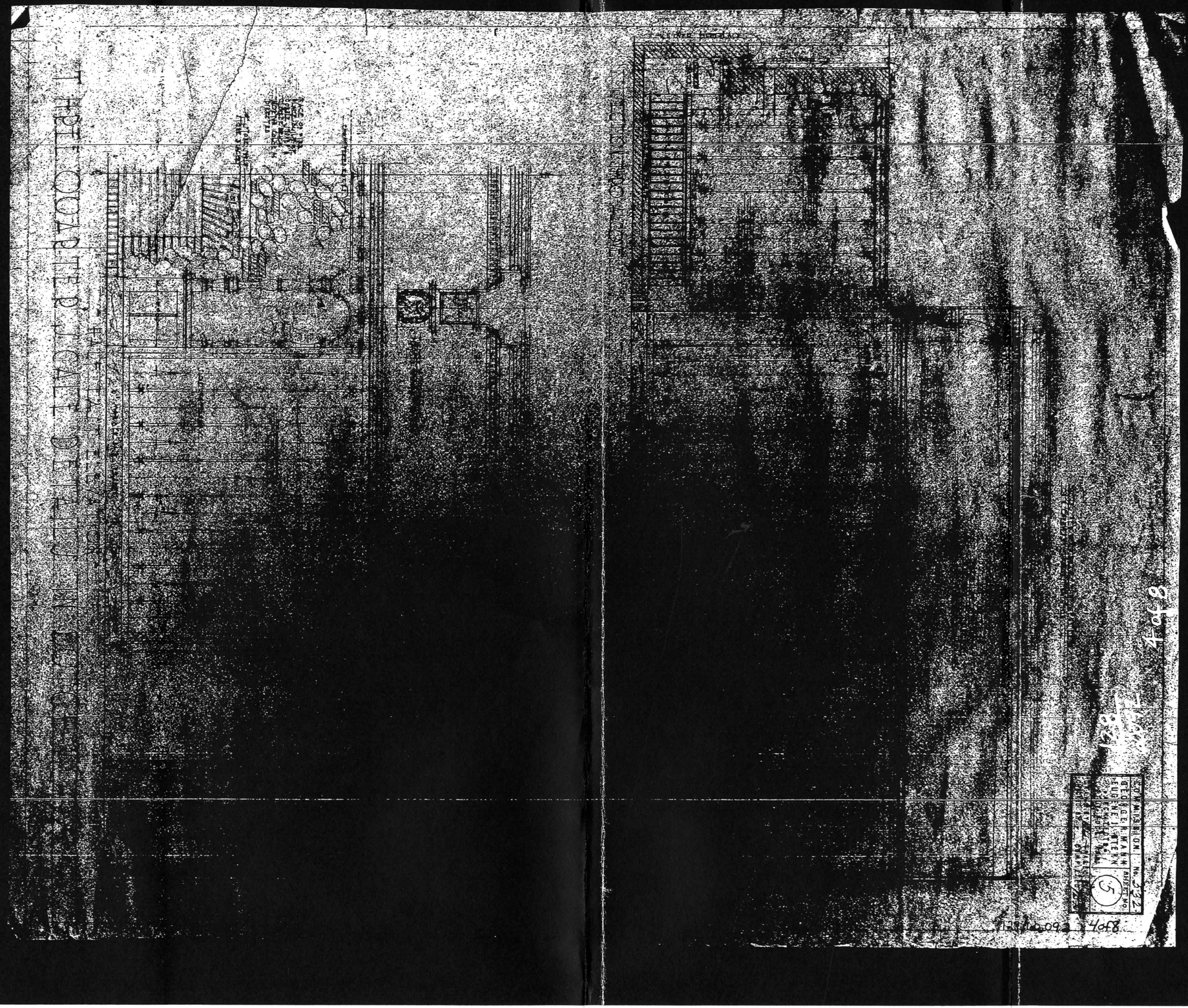
Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-60092
Drawing: Porch Section
Date: April. 1915
Sheet: 2 of 8

Maurice Bathhouse
Hot Springs National Park

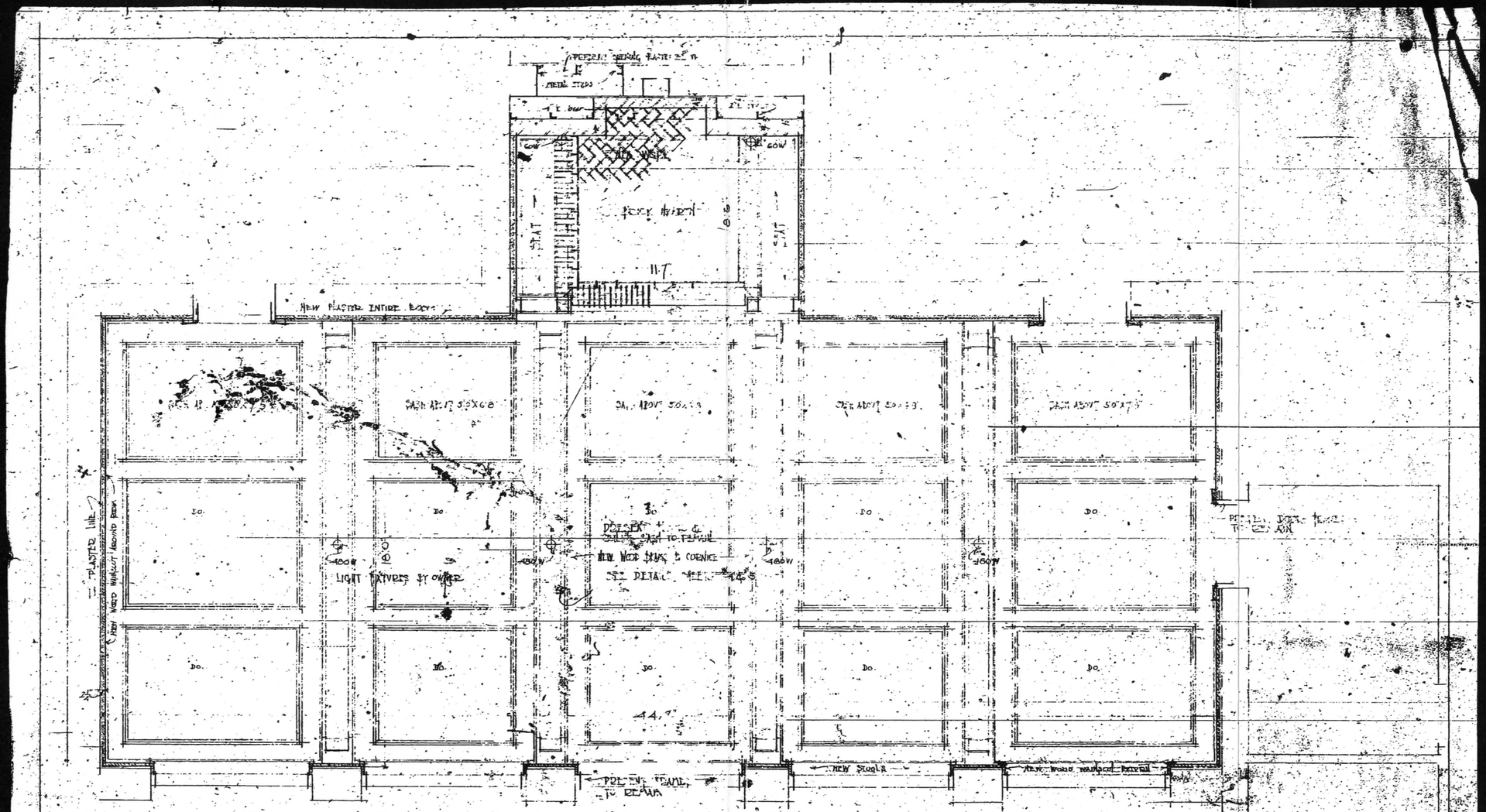
Drawing Number: 128-60092
Drawing: Roycrft Den Details
Date: April. 1915
Sheet: 3 of 8






Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-60092
Drawing: Roycroft Den Details
Date: April. 1915
Sheet: 4 of 8




½ INCH SCALE PLAN OF DUTCH ROOM

# PLANS OF ALTERATIONS
## TO
# THE MAURICE BATH HOUSE
## HOT SPRINGS, ARK.

**NOTE:** CONTRACTOR IS TO VERIFY ALL FIGURES AND TAKE ACTUAL MEASURES AT BLDG.

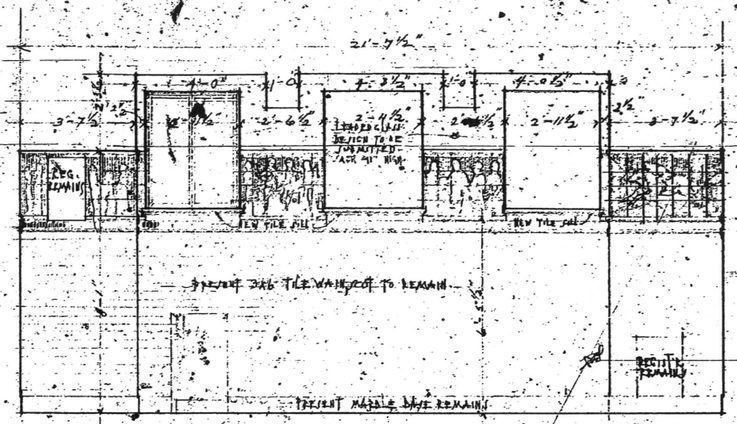
GEORGE R. MANN
EUGENE J. STERN
ARCHITECTS
LITTLE ROCK, ARK.
DRAWN BY W. TRACED BY W.
CHECKED BY E.J.S. COMPARED

128/60,092 8of8

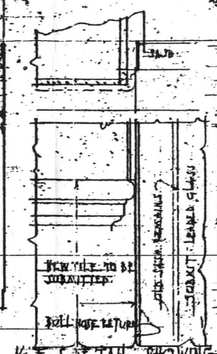
Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-60092
Drawing: Roycroft Den Plan
Date: April. 1915
Sheet: 5 of 8

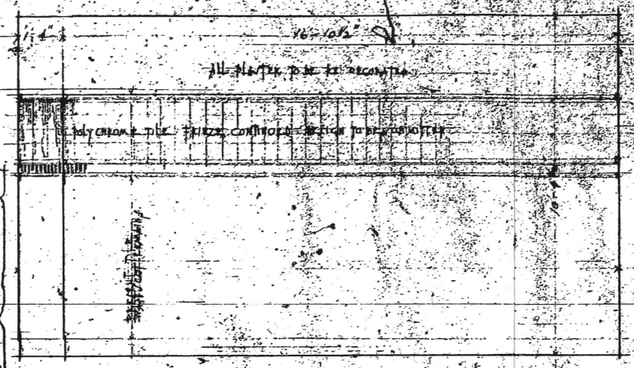
NOTE: CONTRACTOR IS TO VERIFY ALL FIGURES AND TAKE ACTUAL MEASURES AT HAND




SOUTH ELEVATION

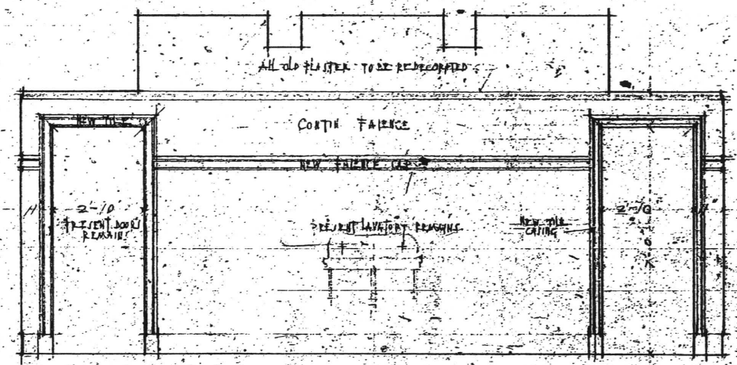



W.T.S. DETAIL SHOWING RETURN OF FRIEZE CAP AT WINDOWS

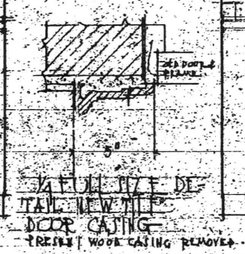



WEST ELEVATION

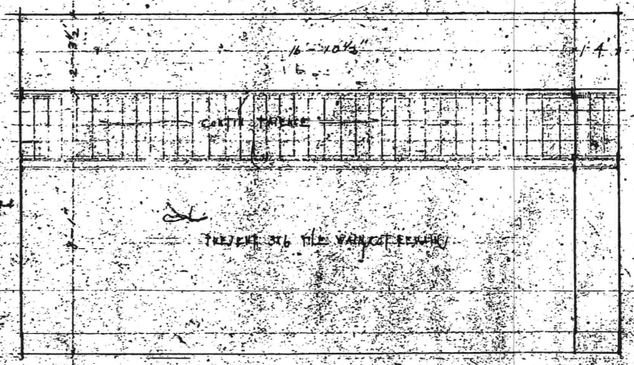
ONE HALF INCH SCALE DETAILS OF NEW BILLIARD ROOM




NORTH ELEVATION




¾ FULL SIZE DETAIL NEW TILE DOOR CASING
EXISTING WOOD CASING REMOVED




EAST ELEVATION

ALTERATIONS TO THE MAURICE BATH HOUSE HOT SPRINGS ARK

COMMISSION 1532
GEORGE R. MANN EUGENE LISTERN ARCHITECTS LITTLE ROCK, ARK.
SHEET NO. 6 of 8
DRAWN BY E.L.M. TRACED BY
CHECKED BY COMPLETED
128/60.092 60

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-60092
Drawing: Billiard Room Details
Date: April. 1915
Sheet: 6 of 8

ONE QUARTER INCH SCALE PLAN OF ALTERNATIVE

ONE QUARTER INCH SCALE PLAN LOCKER ARRANGEMENT 2ND FL. MENS DRESSING RM.

NOTE: CONTRACTOR IS TO VERIFY ALL FIGURES AND TAKE ACTUAL MEASURES AT BLDG.

1/4 SCALE PLAN LOCKER ARRANGEMENT 1ST FLOOR WOMENS DRESSING HALL

ONE LIKE THIS & ONE LIKE THIS REVERSED IN WOMENS BATH FIRST FLOOR TYPICAL TO SECTION 'B'

SECTION 'B'

ONE DOUBLE FACE CASE LIKE THIS AS SHOWN BY SECTION 'C'

SECTION 'C'

ONE LIKE THIS ON THE 1ST FLOOR MENS DRESSING HALL AS SHOWN BY SECTION 'A'

SECTION 'A'

TWO SINGLE FACE CASES LIKE THIS AS SHOWN BY SECTION 'B' 2ND FL. MENS DRESSING HALL

LONGITUDINAL SECTION

LONGITUDINAL SECTION

SCALE OF SKYLIGHT DETAILS 1/4"=1'0"

SCALE OF LOCKER DETAILS 3/4"=1'0"

1 INCH SCALE SECTION

# PLANS OF ALTERATIONS FOR THE MAURICE BATH HOUSE

HOT SPRINGS ARKANSAS

GEORGE R. MANN
EUGENE I. STERN
ARCHITECTS
LITTLE ROCK, ARK.

COMMISSION No. 532
SHEET NO. 8
DRAWN BY LW TRACED BY LW
CHECKED BY COMPLETED

MANN & STERN ARCHITECTS
LITTLE ROCK ARKANSAS

128/60092 7 of 7

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-60092
Drawing: Billiard Room Details
Date: April. 1915
Sheet: 5 of 8

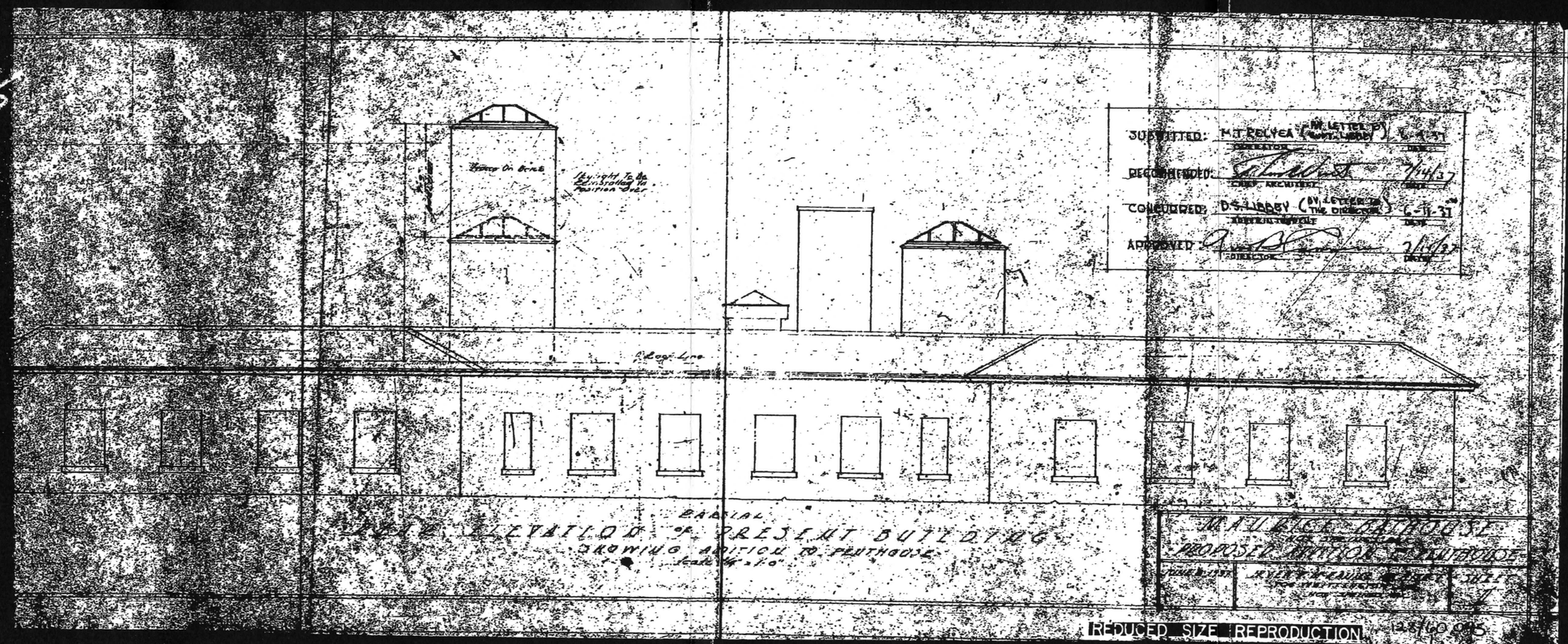


128
60092
8 of 8

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-60092
Drawing: Window Details
Date: April. 1915
Sheet: 8 of 8

128
60095




SUBMITTED: M.T. PELTZER (BY LETTER OF) 6-9-37
DESIGNATION DATE

RECOMMENDED: [signature] 7/14/37
CHIEF, ARCHITECT DIVISION DATE

CONCURRED: D.S. LIBBEY (BY LETTER OF THE DIRECTOR) 6-11-37
REGIONAL DIRECTOR DATE

APPROVED: [signature] 7/16/37
DIRECTOR DATE

MAURICE BATHHOUSE
PROPOSED ADDITION OF PENTHOUSE

REDUCED SIZE REPRODUCTION 128/60095

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-60095
Drawing: Penthouse Addition
Date: July, 1937
Sheet: 1 of 1

SECOND FLOOR LEVEL

Submitted by: Date

Operator

Recommended by: Date

Chief Architect

Concurred in by: Date

Superintendent

Approved: Date

Director

Pres. Windows to Remain

52'-0"

Fin. 3rd Floor Over - Elev. ±0'-0"

6" Slab Over

4" Slab Over

6" Slab Over

Pres. Windows to Remain - Elev. of sills Appox. 4'-7"

Pres. Tank to Remain Remove Top

Present Tank to Remain Remove Top

Pres. Windows to Remain

Pres. Tank to Remain Remove Top

Pres. Tank to Remain Remove Top

Present Roof Over

Corner of Window Over

REINFORCED CONCRETE FRAMING

ADDITION TO MAURICE BATHHOUSE

Date: Sept. 15, 1937

Scale: 1" = 4'

Contractor shall verify all dimensions on job.

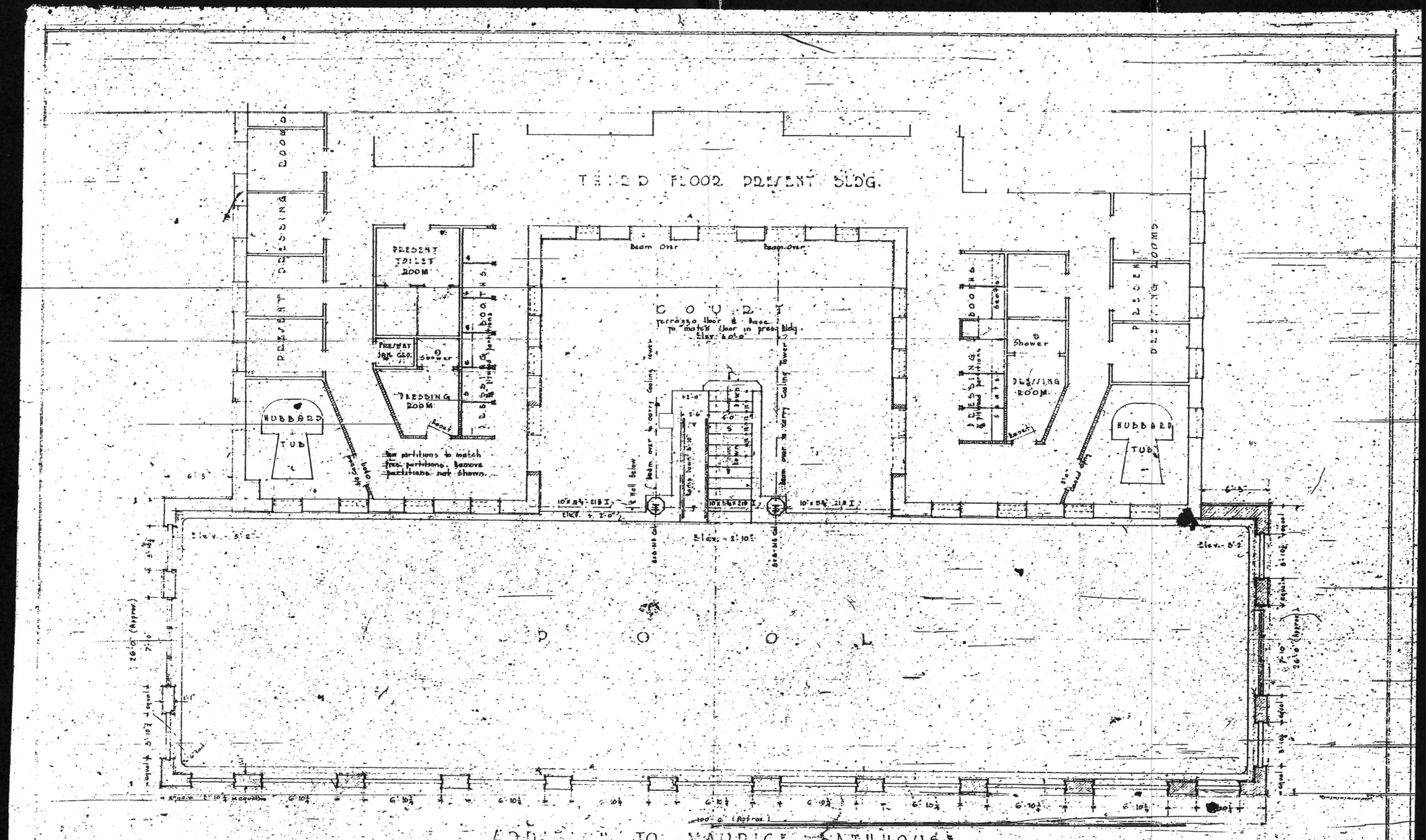
128/60497/Sheet 1 of 5

1

REDUCED SIZE REPRODUCTION

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-60497
Drawing: Proposed Addition
Date: Sept. 15, 1937
Sheet: 1 of 5




ADDITION TO MAURICE BATHHOUSE

HOT SPRINGS ARK.

Sept. 15, 1937.

EUGENE DAN STEIN - ARCHITECT - LITTLE ROCK ARK.

Scale 1/4" = 1'-0"

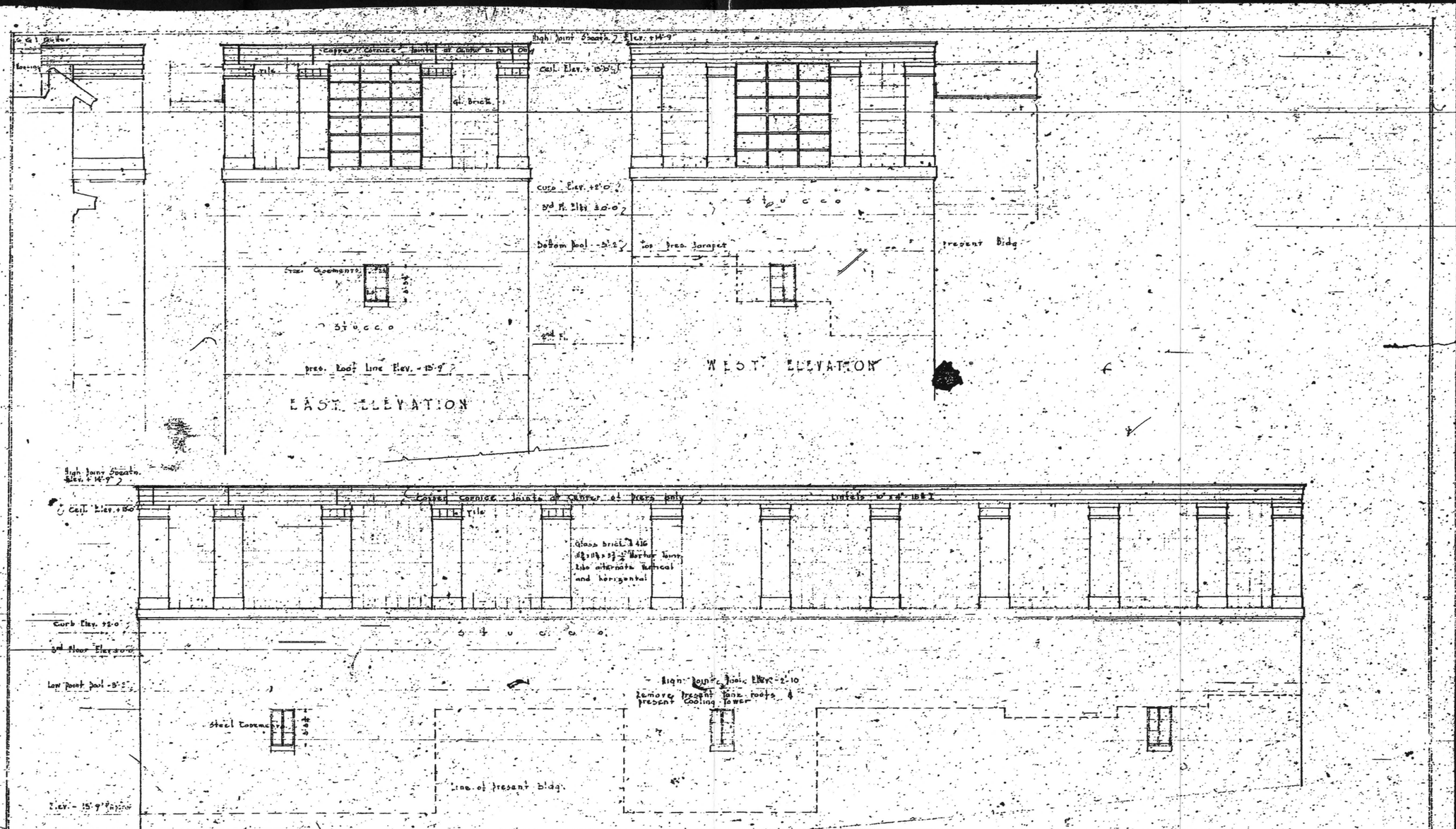
Contractor Shall Verify all dimensions at Job.

2

128/60497 Sheet 2 of 5

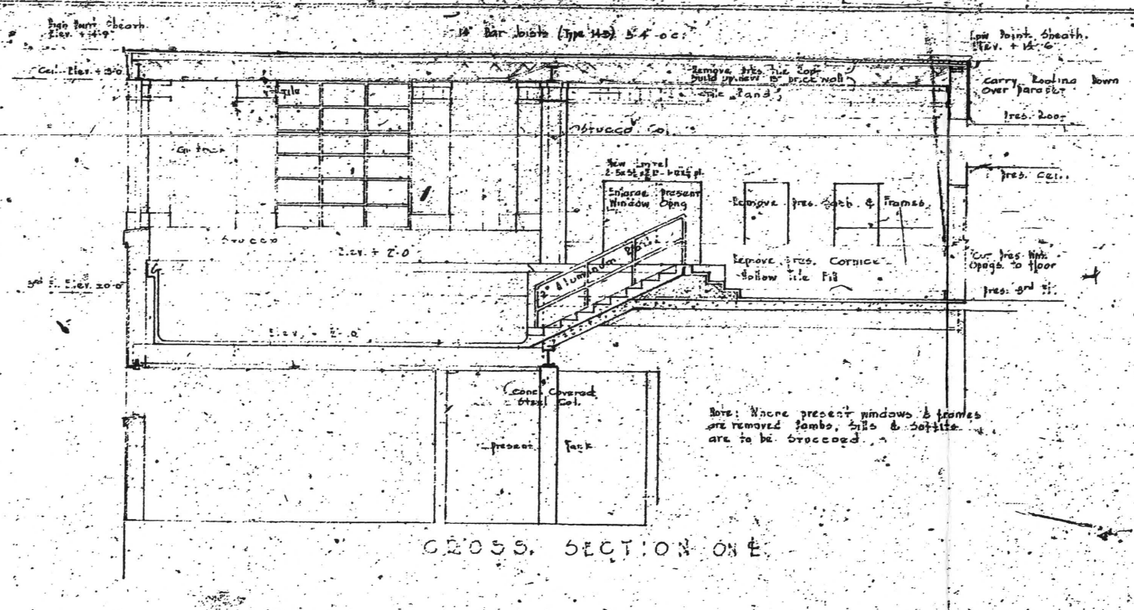
Maurice Bathhouse
Hot Springs National Park

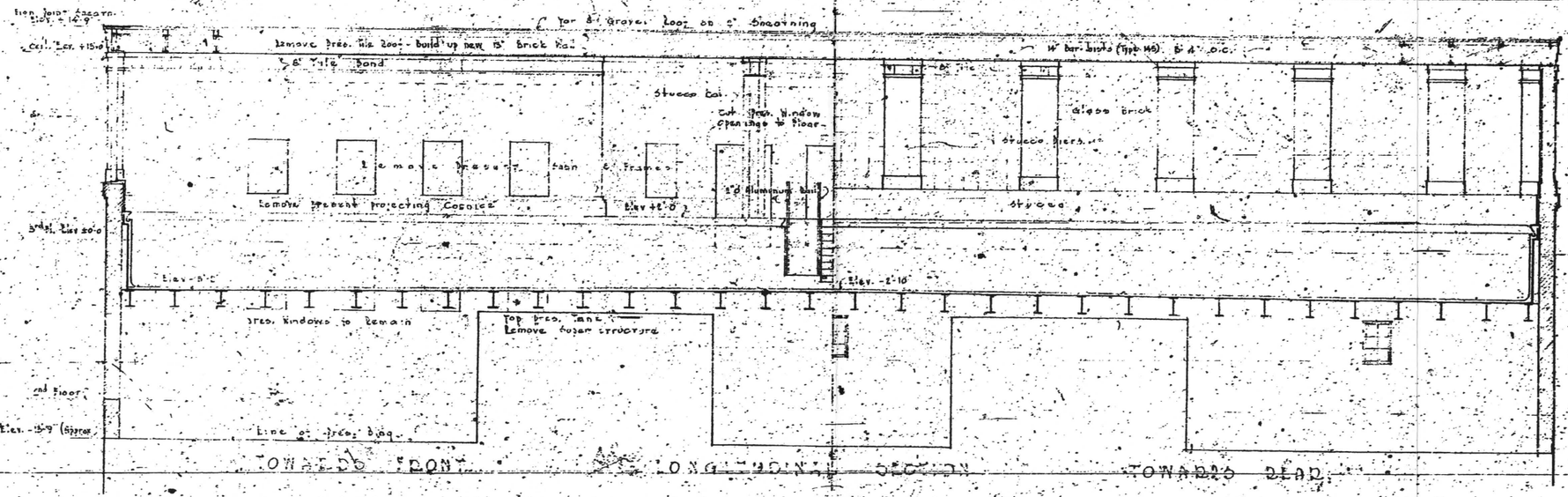
Drawing Number: 128-60497
Drawing: Proposed Addition
Date: Sept. 15, 1937
Sheet: 2 of 5




Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-60497
Drawing: Proposed Addition
Date: Sept. 15, 1937
Sheet: 3 of 5




ADDITION TO MAURICE BATHHOUSE

HOT SPRINGS ARK.

EUGENE JOES SELLS - ARCHITECT - LITTLE ROCK, ARK.

Sept. 15, 1937.

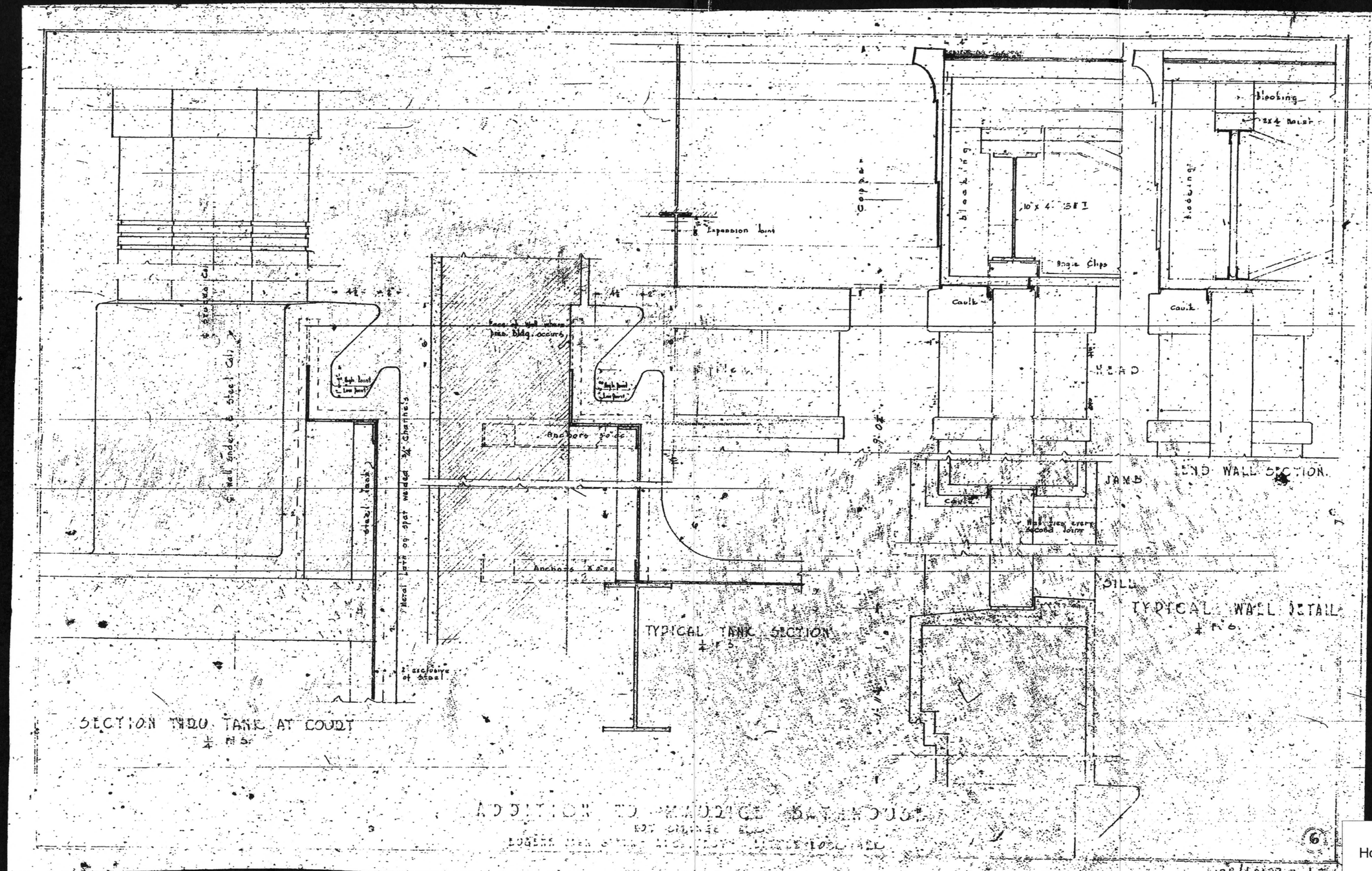
Scale 1/4"=1'0"

5

128/60497 Sheet 4 of 5

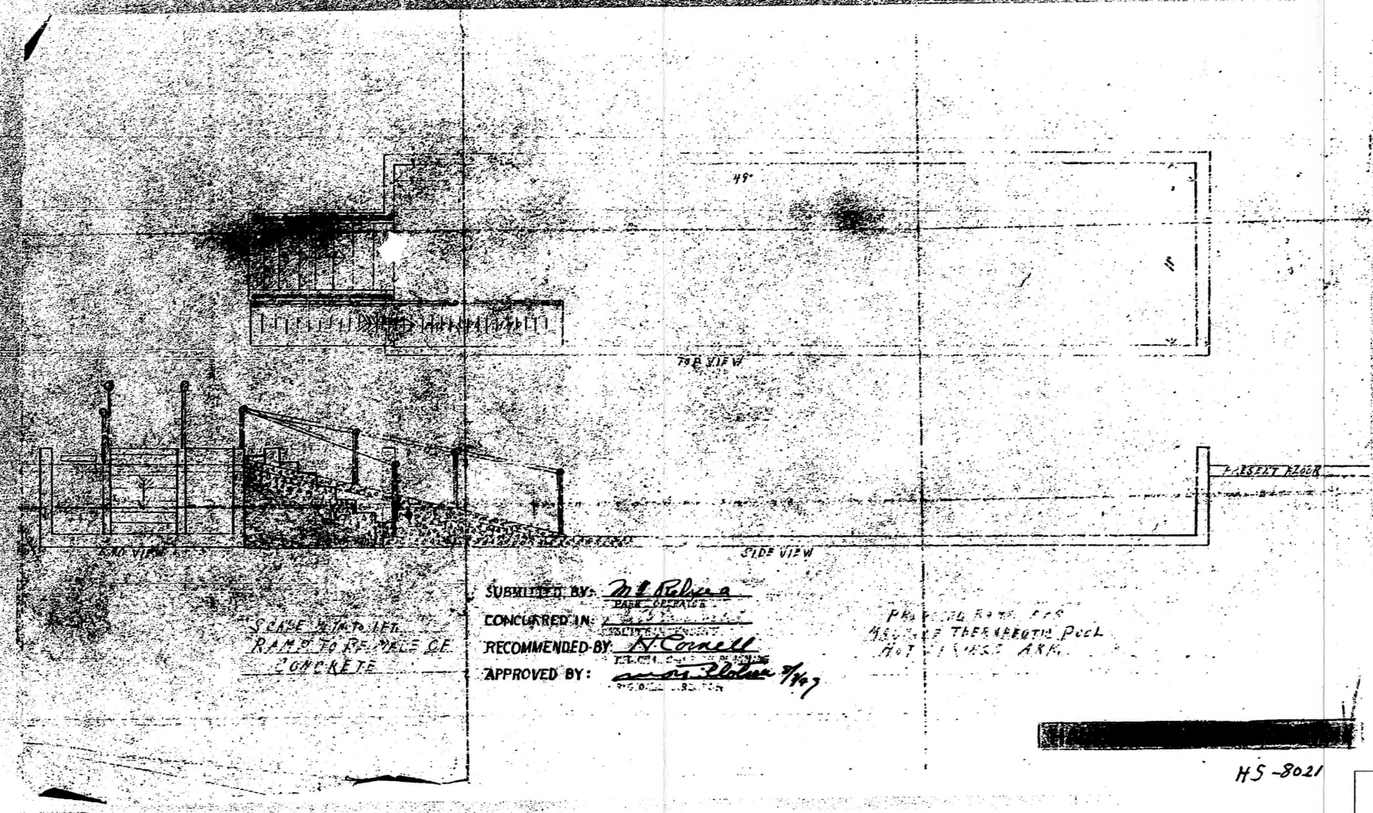
Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-60497
Drawing: Proposed Addition
Date: Sept. 15, 1937
Sheet: 4 of 5




Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-60497
Drawing: Proposed Addition
Date: Sept. 15, 1937
Sheet: 5 of 5

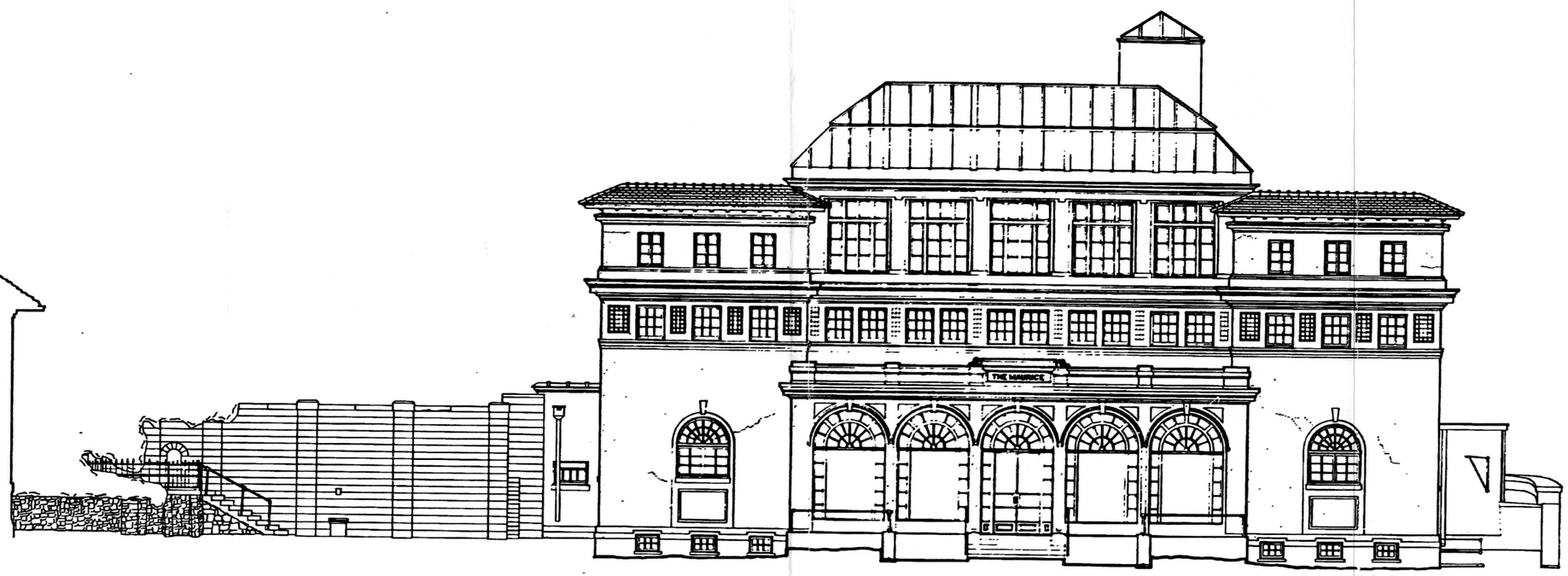



Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-8021
Drawing: Pool
Date: Aug. 7, 1943
Sheet: 1 of 1

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-25012
Drawing: Front Elevation
Date: 1984
Sheet: 1 of 3

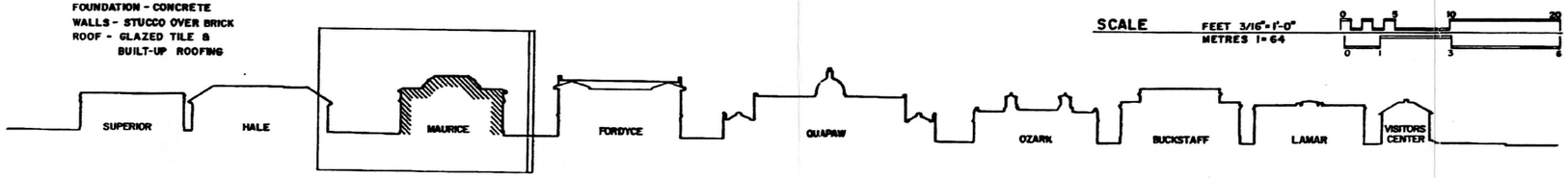



WEST ELEVATION

**MATERIALS:-**

FOUNDATION - CONCRETE
WALLS - STUCCO OVER BRICK
ROOF - GLAZED TILE &
BUILT-UP ROOFING

SCALE FEET 3/16"=1'-0"
METRES 1=64




NAME AND LOCATION OF STRUCTURE
BATHHOUSE ROW - MAURICE BATHHOUSE
HOT SPRINGS GARLAND COUNTY ARKANSAS

CENTRAL AVENUE

SURVEY NO. AR-38 C

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 3 SHEETS

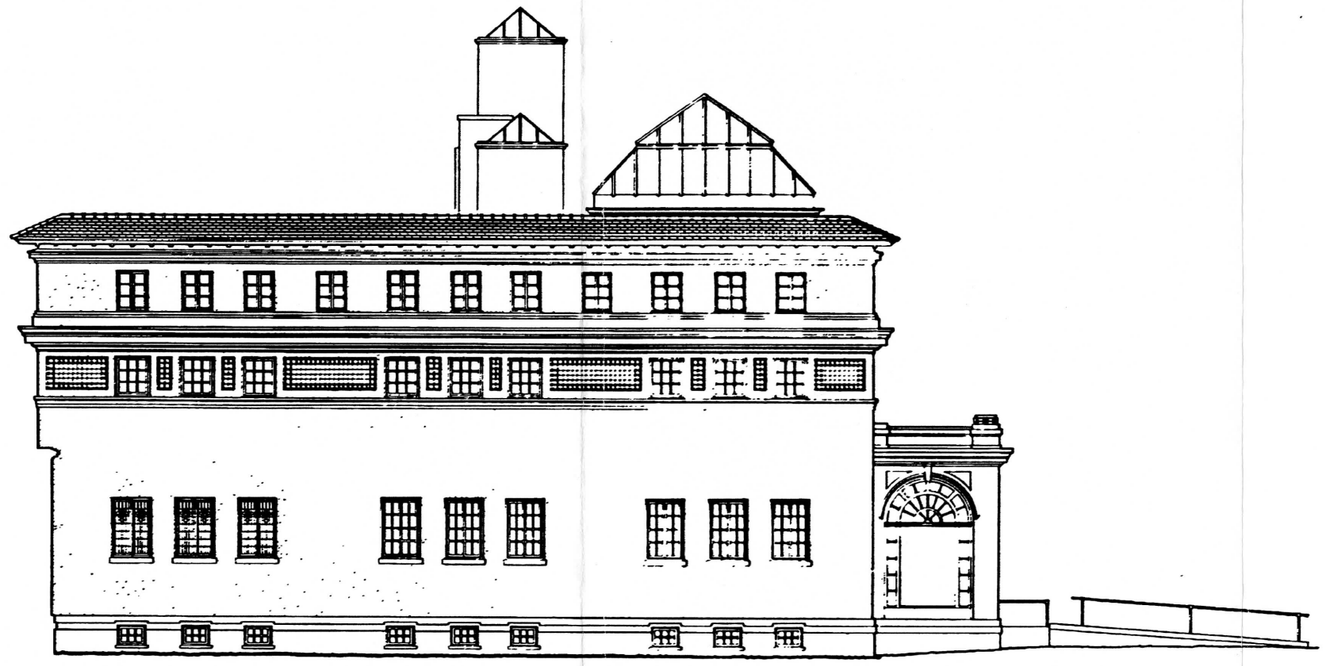
HOT SPRINGS NATIONAL PARK
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

DRAWN BY GREGORY C. McCALL

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

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-25012
Drawing: North Elevation
Date: 1984
Sheet: 2 of 3



NORTH ELEVATION

MATERIALS:
FOUNDATION - CONCRETE
WALLS - STUCCO OVER BRICK
ROOF - GLAZED TILE &
BUILT-UP ROOFING

SCALE FEET 3/16"=1'-0" 0 5 10 20
METRES 1:64 0 1 3 6




HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 3 SHEETS

SURVEY NO. AR-29 C

ARKANSAS

BATHHOUSE ROW - MAURICE BATHHOUSE
HOT SPRINGS GARLAND COUNTY

CENTRAL AVENUE

HOT SPRINGS NATIONAL PARK
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

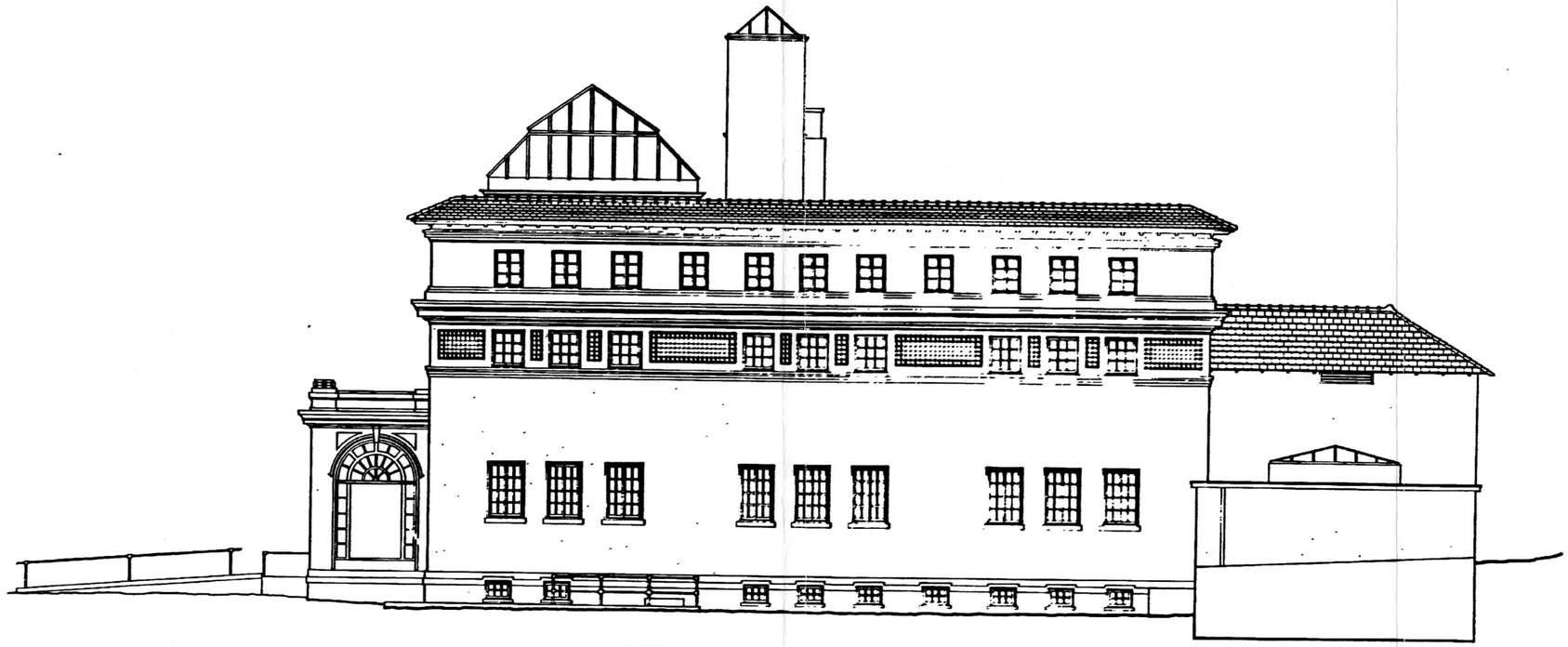
DRAWN BY PAUL D. DOLINSKY 1984

NAME AND LOCATION OF STRUCTURE

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

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-25012
Drawing: South Elevation
Date: 1984
Sheet: 3 of 3



SOUTH ELEVATION

**MATERIALS**

FOUNDATION - CONCRETE
WALLS - STUCCO OVER BRICK
ROOF - GLAZED TILE & BUILT-UP ROOFING

SCALE FEET 3/16"=1'-0" METERS 1:64

0 5 10 20
0 1 3 6




NAME AND LOCATION OF STRUCTURE
BATHHOUSE ROW - MAURICE BATHHOUSE
HOT SPRINGS GARLAND COUNTY ARKANSAS
CENTRAL AVENUE

SURVEY NO. AR-28 C

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 3 SHEETS

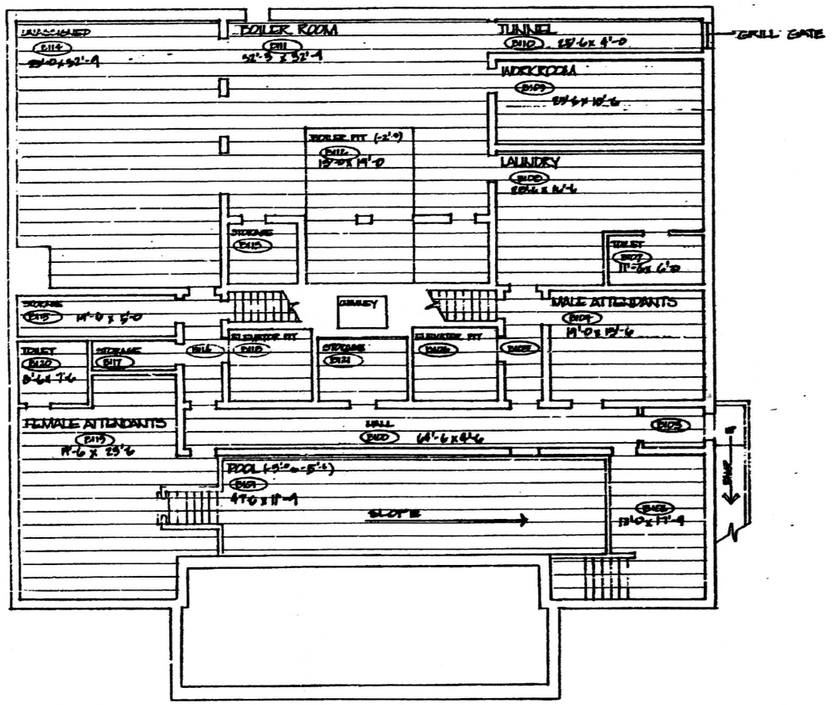
DRAWN BY: DANIEL J WKINSKY

HOT SPRINGS NATIONAL PARK
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

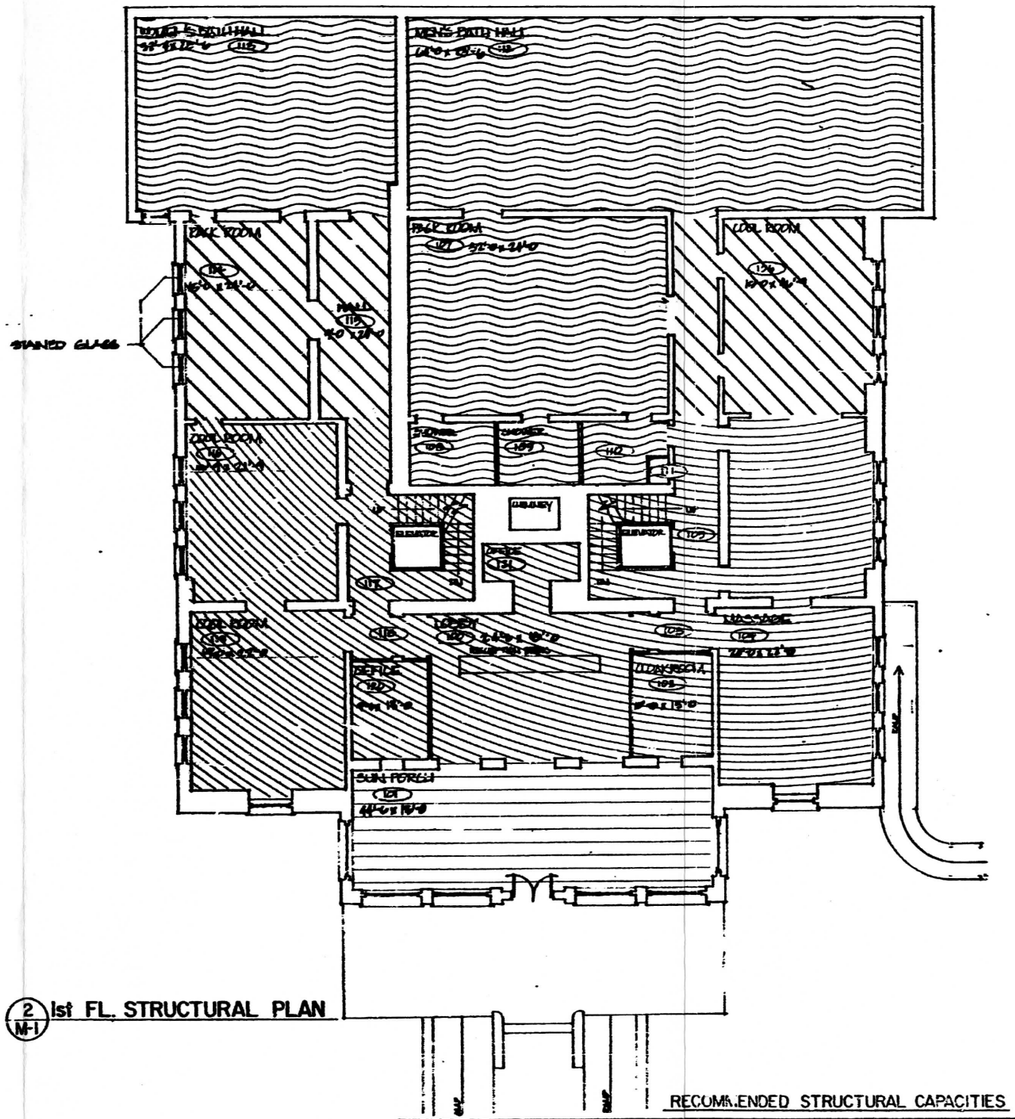
IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY; NATIONAL PARK SERVICE; NAME OF DELINEATOR; DATE OF THE DRAWING

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-25020
Drawing: Structural Plan
Date: June, 1984
Sheet: 1 of 6




1 / M-1 BASEMENT PLAN




2 / M-1 1st FL. STRUCTURAL PLAN

LEGEND

| | |
|---|---|
| | 75 psf |
| | 80 psf |
| | 100 psf |
| | 125 psf |

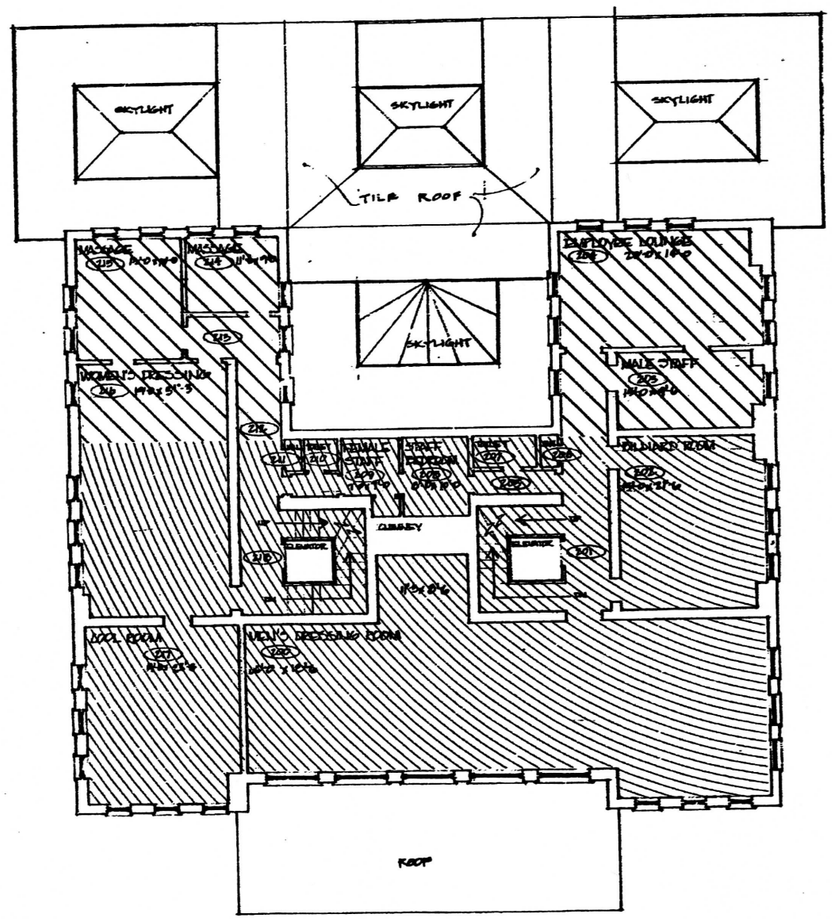
RECOMMENDED STRUCTURAL CAPACITIES

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

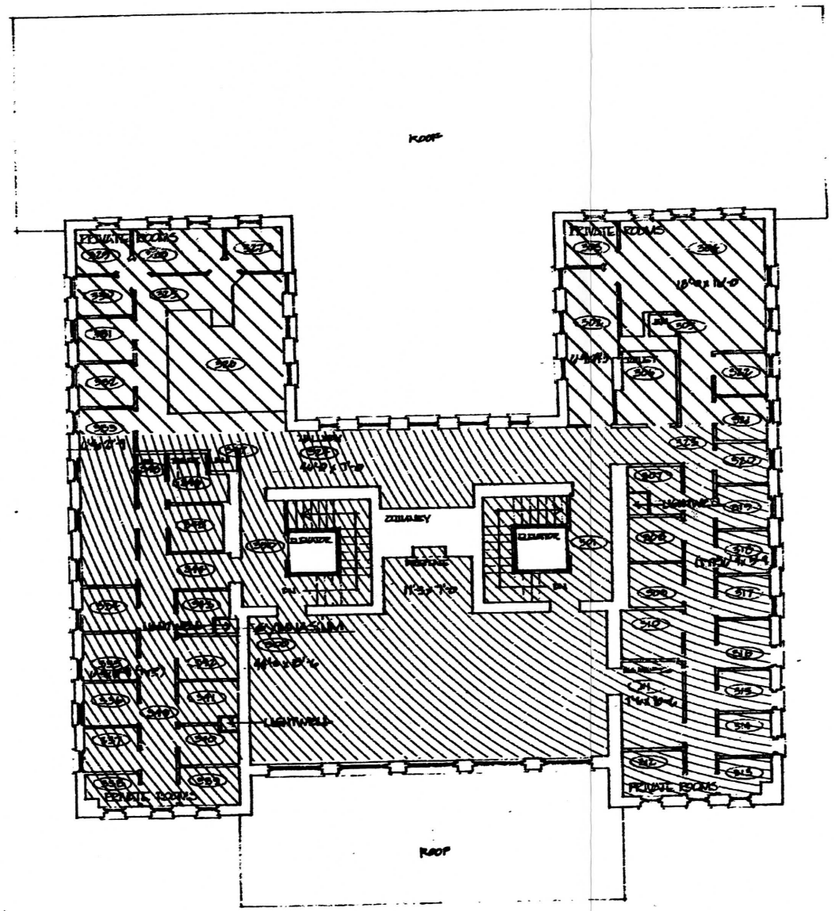
| Revision Date | By | Description |
|---|---|---|
| INVESTIGATIVE STUDY OF FIVE BATHHOUSES<br>CONTRACT NO. CX7029300034 | Prepared RSP<br>DESIGNED CLH<br>DRAWN RSP<br>CHECKED<br>6/84 DATE | TITLE OF DRAWING<br>MAURICE-BSMT & 1st FL. STRU. PLAN<br>LOCATION WITHIN PARK<br>BATHHOUSE ROW<br>NAME OF PARK<br>HOT SPRINGS NATIONAL PARK<br>SOUTHWEST REGION / GARLAND COUNTY / ARKANSAS STATE |
| PITTS & ASSOCIATES ENGINEERS<br>100 N. Rodney Parham Rd. Suite 4B<br>Little Rock, Arkansas | | Rev. Ltr<br>Drawing No 128 25020<br>PKG. NO<br>SHEET M-1<br>OF 2 |

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-25020
Drawing: Structural Plan
Date: June, 1984
Sheet: 2 of 6




1 M-2 2nd FL. STRUCTURAL PLAN




2 M-2 3rd FL. STRUCTURAL PLAN

LEGEND

80 psf

100 psf

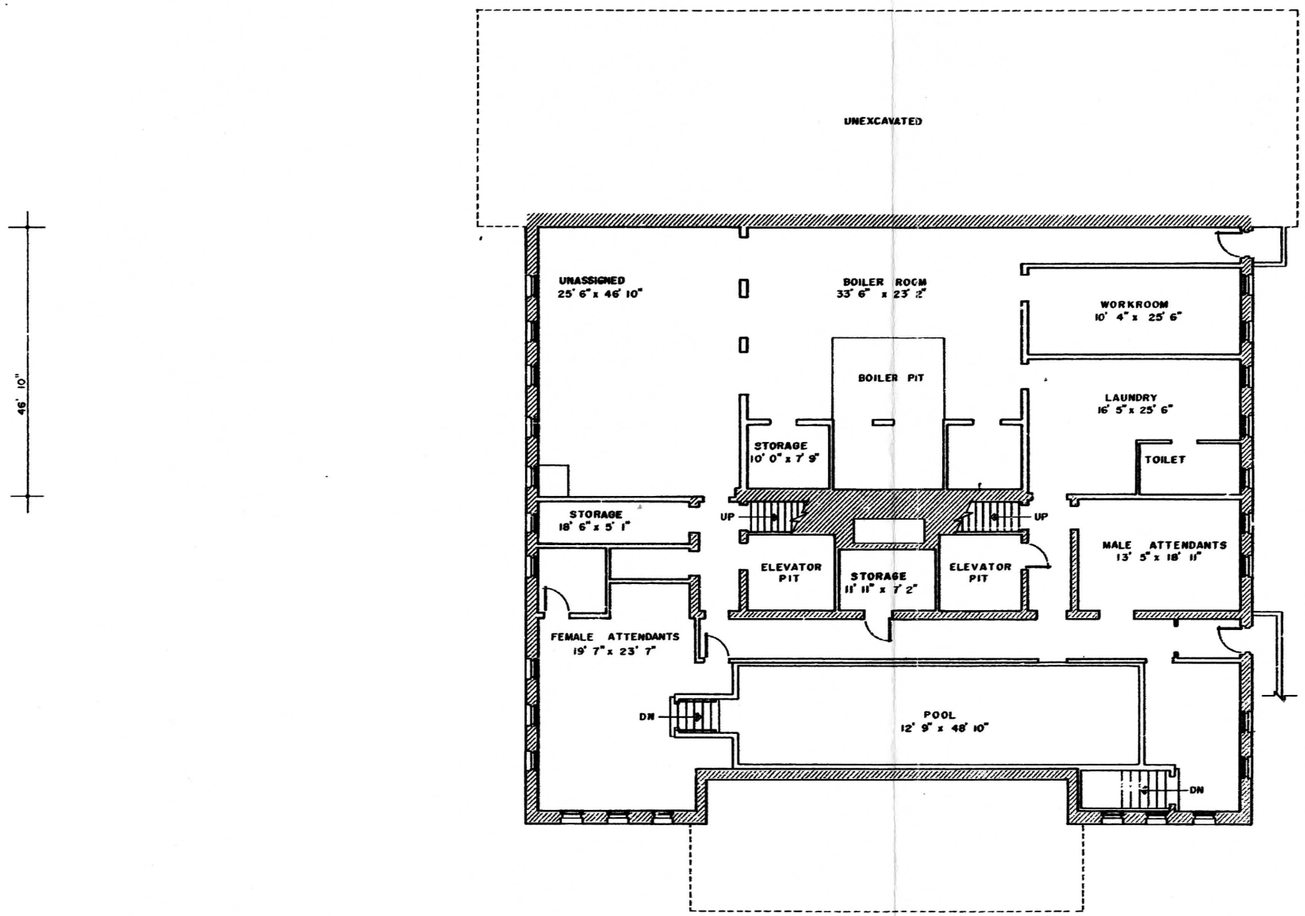
RECOMMENDED STRUCTURAL CAPACITIES

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

| Revision Date | By | Description | Fed. Ltr. |
|---|---|---|---|
| INVESTIGATIVE STUDY OF FIVE BATHHOUSES<br>CONTRACT NO. CX7029730004 | Prepared RSP<br>DESIGNED CLH<br>DRAWN RSP<br>CHECKED<br>6/84 DATE | TITLE OF DRAWING<br>MAURICE-2nd & 3rd FL. STRU. PLAN<br>LOCATION WITHIN PARK<br>BATHHOUSE ROW<br>NAME OF PARK<br>HOT SPRINGS NATIONAL PARK<br>SOUTHWEST REGION / GARLAND COUNTY / ARKANSAS STATE | Drawing No 128 25,020<br>PKG. NO.<br>SHEET M-2<br>OF 2 |

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-25020
Drawing: Basement Plan
Date: June, 1984
Sheet: 3 of 6




BASEMENT FLOOR PLAN

DRAWN BY: WITSELL, EVANS, RASCO P.A.

HOT SPRINGS NATIONAL PARK
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

CENTRAL AVENUE

BATHHOUSE ROW — MAURICE BATHHOUSE
HOT SPRINGS GARLAND COUNTY ARKANSAS

NAME AND LOCATION OF STRUCTURE

SURVEY NO. AR 28 C ADD 2

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET OF SHEETS

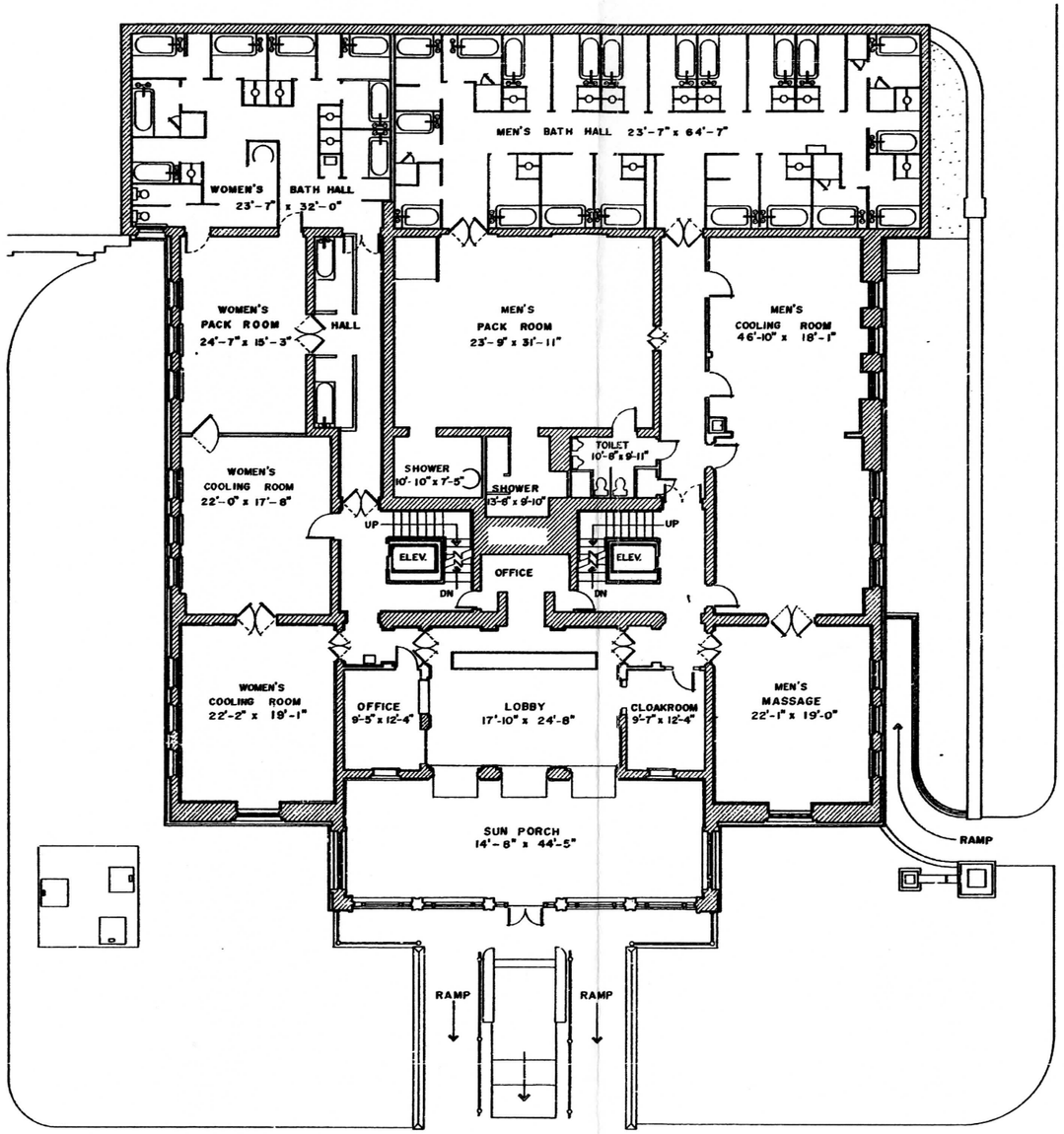
IF REPRODUCED, PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

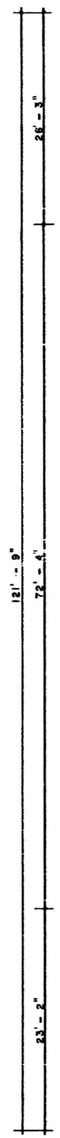
128-25020 3 of 6

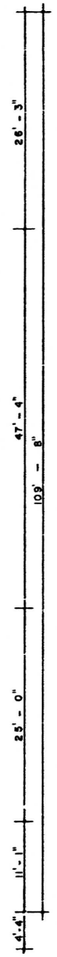
MAURICE

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-25020
Drawing: First Floor Plan
Date: June, 1984
Sheet: 4 of 6




NORTH

FEET 0 2 4 6 8 12 20
METERS 0 2 4 6 8

6'-0" | 20'-0" | 47'-6" | 20'-0" | 6'-0" | 5'-0"
99'-6"

FIRST FLOOR PLAN

DRAWN BY: WITSELL, EVANS, RASCO P.A.

HOT SPRINGS NATIONAL PARK
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

CENTRAL AVENUE

BATHHOUSE ROW — MAURICE BATHHOUSE
HOT SPRINGS GARLAND COUNTY ARKANSAS

SURVEY NO. AR-29 C ADD 2

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET OF SHEETS

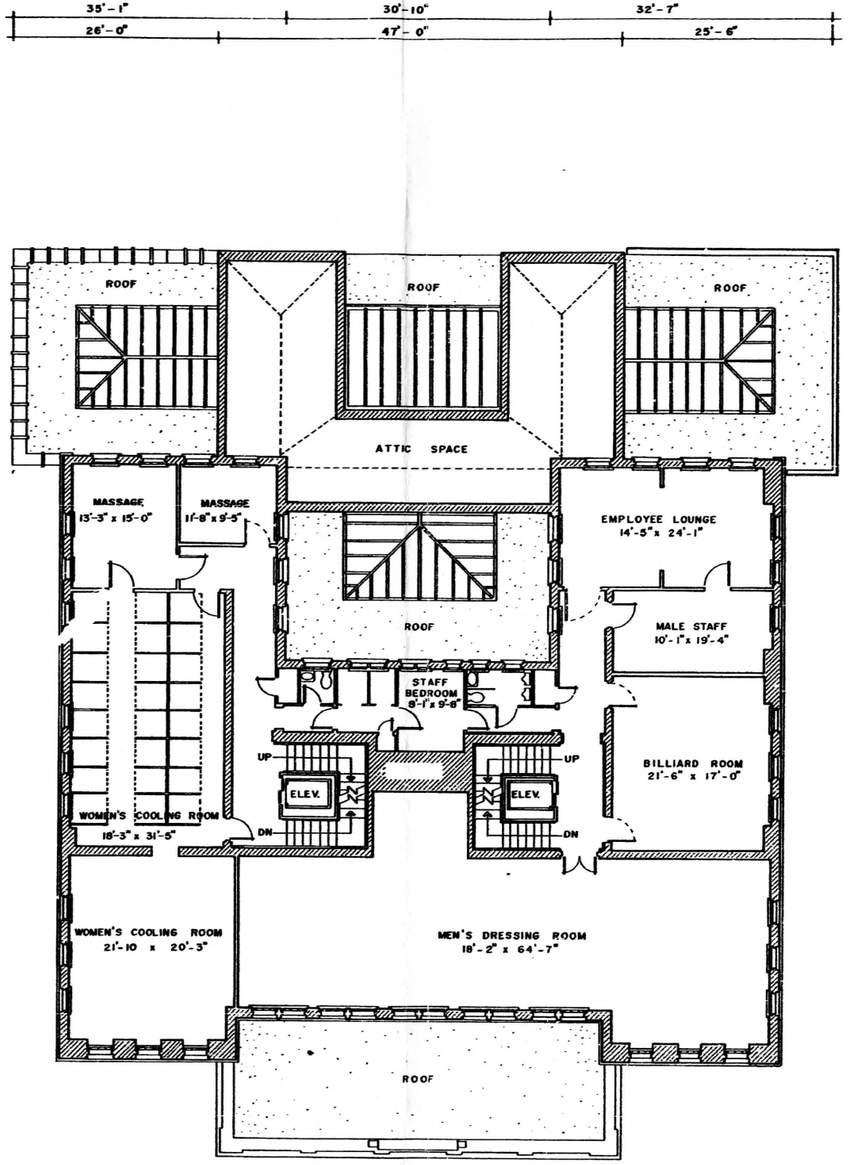
NAME AND LOCATION OF STRUCTURE

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

128/25020 4 of 6

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-25020
Drawing: Second Floor Plan
Date: June, 1984
Sheet: 5 of 6




NORTH

FEET 0 2 4 8 12 20
METERS 0 2 4 6 8

SECOND FLOOR PLAN

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 6 SHEETS

SURVEY NO. AR-128 C ADD 2

ARKANSAS

NAME AND LOCATION OF STRUCTURE
BATHHOUSE ROW — MAURICE BATHHOUSE
HOT SPRINGS GARLAND COUNTY
CENTRAL AVENUE

HOT SPRINGS NATIONAL PARK
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

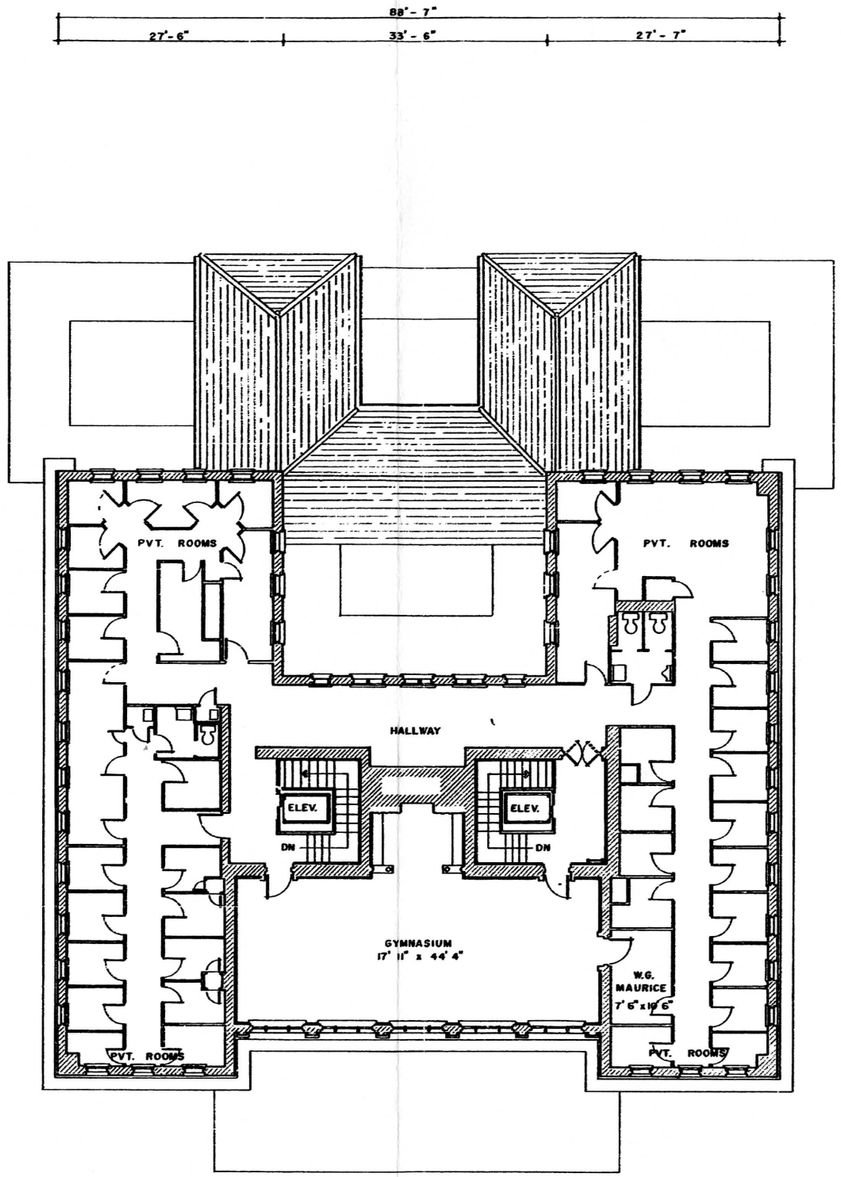
DRAWN BY: WITSELL, EVANS, RASCO, P.A.

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

128/25020 5 of 6

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-25020
Drawing: Third Floor Plan
Date: June, 1984
Sheet: 6 of 6



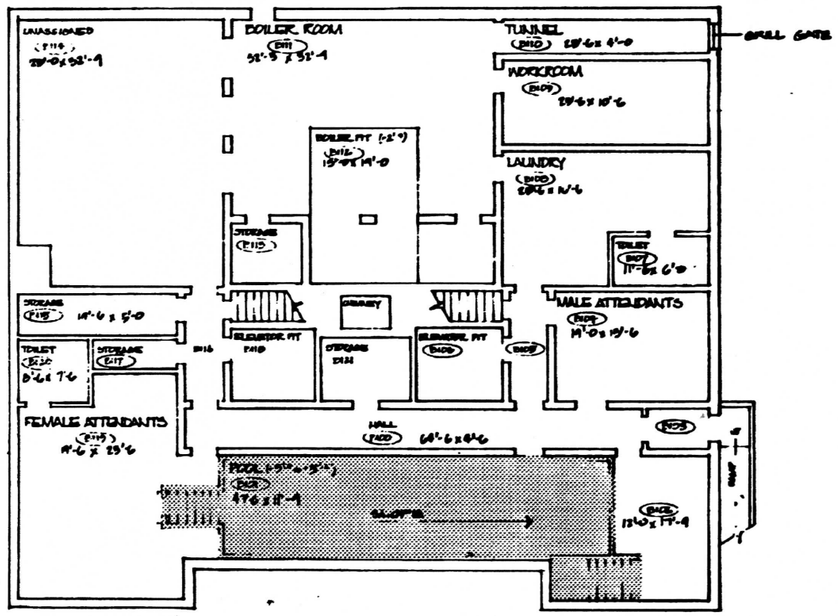

THIRD FLOOR PLAN

HISTORIC AMERICAN BUILDINGS SURVEY
SURVEY NO. AR-28 C ADD 2
ARKANSAS
MAURICE BATHHOUSE
GARLAND COUNTY
HOT SPRINGS NATIONAL PARK
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR
CENTRAL AVENUE
HOT SPRINGS
DRAWN BY: WITSELL, EVANS, RASCO, P.A.
NAME AND LOCATION OF STRUCTURE
IF REPRODUCED, PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE. NAME OF DELINEATOR, DATE OF THE DRAWING

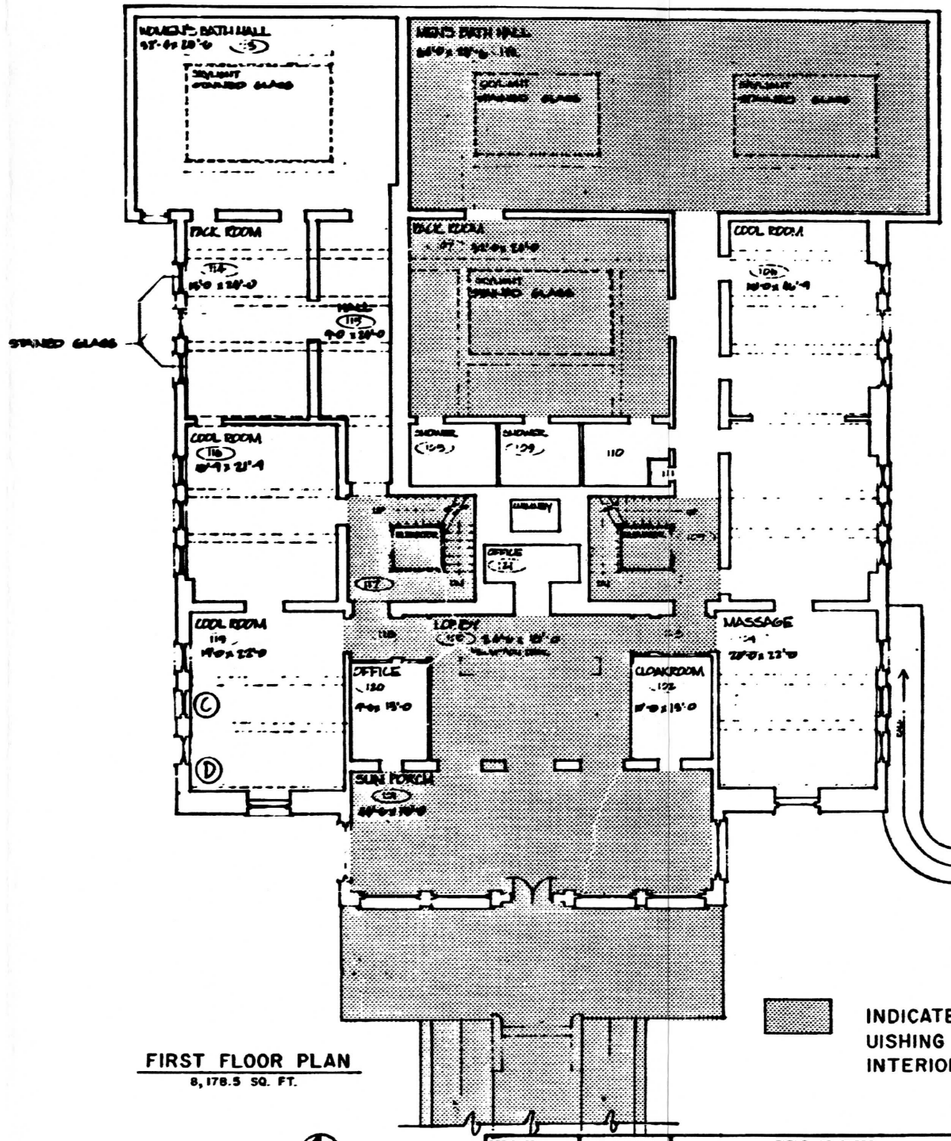
128/25020 4 of 6

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-40016-A
Drawing: Floor Plans
Date: May, 1985
Sheet: 1 of 2




BASEMENT PLAN
4,940.4 SQ. FT.




FIRST FLOOR PLAN
8,178.5 SQ. FT.

INDICATES DISTINGUISHING HISTORIC INTERIOR SPACE.

| TYPICAL HISTORIC FEATURES | |
|---|---|
| NOTE: THIS SCHEDULE IS INTENDED TO GIVE EXAMPLES OF TYPICAL DISTINGUISHING HISTORICAL FEATURES FOR EACH BATHHOUSE. THIS SCHEDULE IS NOT INCLUSIVE OF ALL DISTINCTIVE BUILDING FEATURES AND/OR EXAMPLES OF HISTORIC CRAFTSMANSHIP. | |
| FEATURES | LOCATION |
| AMBER GLASS | MASSAGE, ROOM 104 |
| CORBEL ARCH | COOL ROOM 106 |
| SKYLIGHT | PACK ROOM 107 |
| FIXTURES | TOILET, ROOM 110 |

| FEATURES | LOCATION |
|---|---|
| SKYLIGHTS | MEN'S BATH., ROOM 112 |
| SKYLIGHT | WOMEN'S BATH., ROOM 113 |
| STAINED GLASS | PACK ROOM 114 |
| NEON SIGN | LOBBY, ROOM 100 |
| WOOD PANELING | LOBBY, ROOM 100 |
| IONIC PILASTERS | LOBBY, ROOM 100 |
| MARBLE TREADS | STAIRWAYS |
| DECORATIVE FINISHES | LOBBY, ROOM 100 |

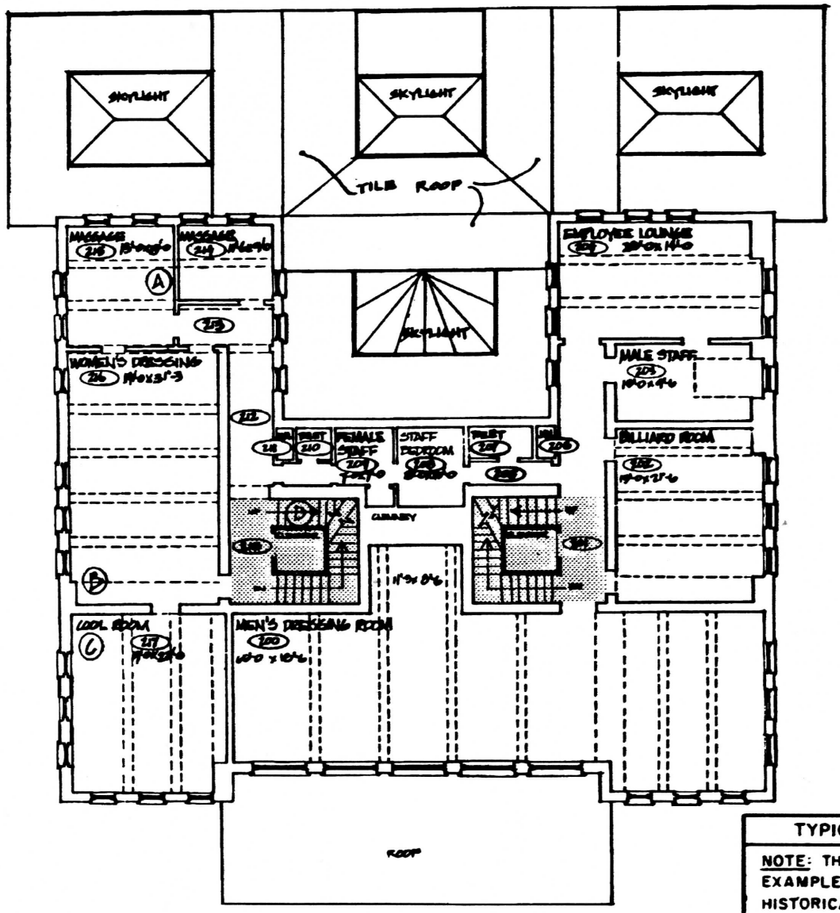
SCALE OF FEET

| | | | |
|---|---|---|---|
| DESIGNED: EXISTING | SUB SHEET NO | TITLE OF SHEET: MAURICE BATHHOUSE<br>FLOOR PLANS<br>TECHNICAL REPORT #4 | DRAWING NO: 128 40,016A |
| DRAWN: SE/SW TEAM | | | PKG NO: 172 |
| TECH. REVIEW: THORSON | | | SHEET: 6 OF 14 |
| DATE: 5/85 | | | |

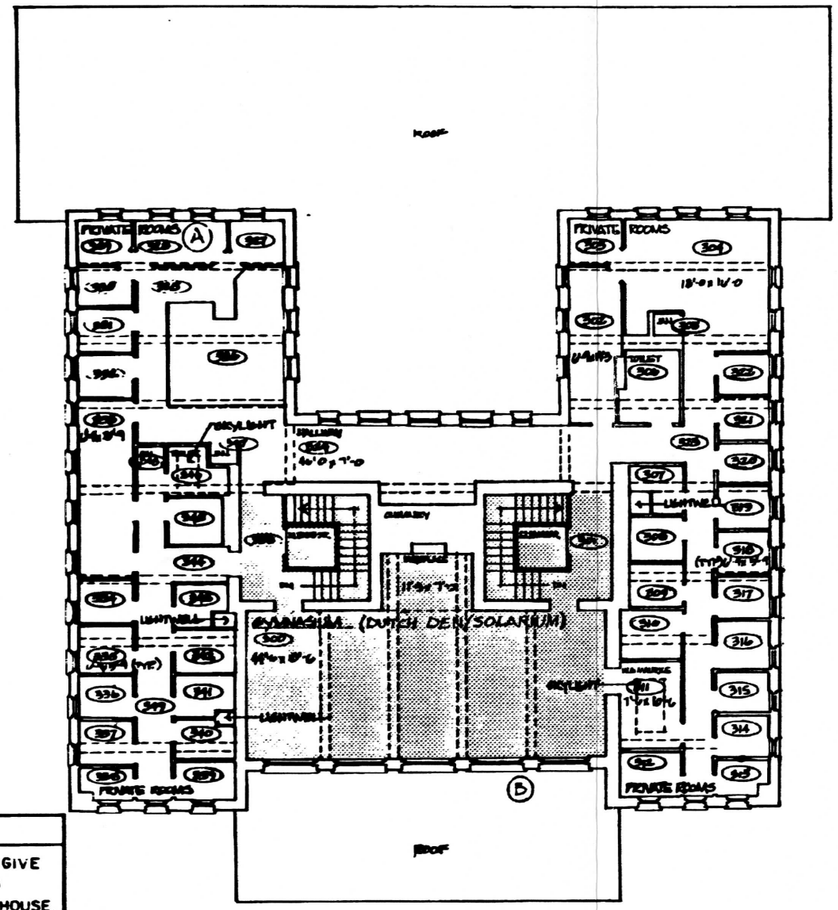
BASIC DATA 128/26,000

Maurice Bathhouse
Hot Springs National Park

Drawing Number: 128-40016-A
Drawing: Floor Plans
Date: May, 1985
Sheet: 2 of 2




SECOND FLOOR PLAN
4,899.8 SQ. FT.




THIRD FLOOR PLAN
4,899.8 SQ. FT

| TYPICAL HISTORIC FEATURES | |
|---|---|
| NOTE: THIS SCHEDULE IS INTENDED TO GIVE EXAMPLES OF TYPICAL DISTINGUISHING HISTORICAL FEATURES FOR EACH BATHHOUSE. THIS SCHEDULE IS NOT INCLUSIVE OF ALL DISTINCTIVE BUILDING FEATURES AND/OR EXAMPLES OF HISTORIC CRAFTSMANSHIP. | |
| FEATURES | LOCATION |
| CORBEL ARCH | EMPL. LOUNGE, ROOM 204 |
| SKYLIGHT | OFFICE, ROOM 311 |
| PANELED WALLS | GYMNASIUM, ROOM 300 |
| FIREPLACE | GYMNASIUM, ROOM 300 |
| STENCIL | BILLIARD RM., ROOM 202 |

INDICATES DISTINGUISHING HISTORIC INTERIOR SPACE.

8 0 8 16
SCALE OF FEET

BASIC DATA 128/26.000

| | | | |
|---|---|---|---|
| DESIGNED EXISTING | SUB SHEET NO | TITLE OF SHEET MAURICE BATHHOUSE FLOOR PLANS TECHNICAL REPORT #4 | DRAWING NO 128 40,016A |
| DRAWN SE/SW TEAM | | | PKG NO 172 |
| TECH. REVIEW THORSEN | | | SHEET 7 OF 14 |
| DATE 5/85 | | | |

P

## APPENDIX L. FURNISHINGS IN CURATORIAL STORAGE

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

Catalog #: HOSP 636
Location: BLDG 105, RM 214, BIN K DRUMS/BIN F MAP DR 5
Description: Hunt frieze painted on 16 pieces of canvas backing., 2nd floor, former billiard room Mural depicts fox hunting scene with dogs, horses, hunters on horseback & on foot 13 sections in Bin F are apparently blank

Catalog #: HOSP 903
Location: BLDG 105, RM 214, BIN C, ART CAB 3
Description: Oak headboard Walnut stained; Mission Oak style; bar across top, panel below; head end tilted up. Original Maurice Bathhouse furnishing for staterooms; each room also had a Mission style mirror with clothes hooks and a chair. The frame was fitted with 2 leather-covered cushions, stuffed with horsehair.

Catalog #: HOSP 946
Location: BLDG 105, RM 214, SIGN WALL
Description: Oak framed beveled-glass mirror Frame walnut stained, Mission Oak style; 6 iron hooks along sides, bottom of glass.

Catalog #: HOSP 950
Location: BALLY BLDG, SECTION F, SHELF 3, BACK RIGHT
Description: Pine drawer from front desk of Maurice Bathhouse. Green paint on front; lock in center front

Catalog #: HOSP 951
Location: BALLY BLDG, SECTION F, SHELF 3, BACK RIGHT
Description: Pine drawer from front desk of Maurice Bathhouse. Green paint on front; lock in center front

Catalog #: HOSP 953
Location: BALLY BLDG, SECTION F, SHELF 3, CENTER
Description: Oak board with electric buttons & wires, hooks Metal hooks numbered 1-50 at top of board; mother-of-pearl buttons below with corresponding numbers; buttons wired.

Catalog #: HOSP 1048
Location: BALLY BLDG, SECTION C, SHELF 2, FRONT CENTER
Description: Oak armchair with vinyl padded seat & back Walnut finish, Mission Oak style; upholstery tacks secure back.

Catalog #: HOSP 1049
Location: BALLY BLDG, SECTION D, SHELF 3, FRONT LEFT

Description: Metal smoker's stand with rounded top & base, hourglass shaped stand Chrome handle, base, top ring; curved handle extends across top; cigarette vent attached to top under handle.

Catalog #: HOSP 1050
Location: BALLY BLDG, SECTION A, SHELF 3, BACK RIGHT
Description: Earthenware smoker's stand; bowl-like top tapers to smaller base. Dark aqua glaze; wire grill in bottom of bowl; raised elongated geometric decoration on sides.

Catalog #: HOSP 1051
Location: BALLY BLDG, SECTION B, SHELF 2, BACK CENTER
Description: Oak armchair with vinyl padded seat & back Walnut finish, Mission Oak style; upholstery tacks secure back.

Catalog #: HOSP 1052
Location: BALLY BLDG, SECTION C, SHELF 3, FRONT RIGHT
Description: Oak chair with vinyl padded seat & back Walnut finish, Mission Oak style; upholstery tacks secure back.

Catalog #: HOSP 1053
Location: BLDG 105, RM 214, BIN B, TOP OF ART CAB 2
Description: Oak side chair with vinyl padded seat, vertical slat back Walnut finish, Mission Oak style; H shaped stretchers; 3 slats in back.

Catalog #: HOSP 1054
Location: BLDG 105, RM 214, BIN B, TOP OF ART CAB 2
Description: Oak side chair with vinyl padded seat, vertical slat back Walnut finish, Mission Oak style; H shaped stretchers; 3 slats in back.

Catalog #: HOSP 1055
Location: BLDG 105, RM 214, BIN B, TOP OF ART CAB 2
Description: Oak side chair with vinyl padded seat, vertical slat back Walnut finish, Mission Oak style; H shaped stretchers; 3 slats in back.

Catalog #: HOSP 1056
Location: BLDG 105, RM 214, BIN B, TOP OF ART CAB 2
Description: Oak side chair with vinyl padded seat, vertical slat back Walnut finish, Mission Oak style; H shaped stretchers; 3 slats in back.

Catalog #: HOSP 1058
Location: BALLY BLDG, SECTION C, SHELF 2, FRONT LEFT
Description: Reed wicker armchair Light green; broad arms with magazine rack on left, beverage holder on right; wooden seat support; single stretcher on each side Possibly. Paint chipped, seat broken along front, reed broken in many places

Catalog #: HOSP 1162
Location: BLDG 105, RM 214, BIN C, ART CAB 3 TOP, W END
Description: Painted wooden footstool Green; angled board legs, V-shaped design cut in legs.

Catalog #: HOSP 1491
Location: BALLY BLDG, SECTION F, SHELF 3, CENTER
Description: Panel with hooks for keys Varnished oak panel, framed on 3 sides; 12 rows of 5 brass hooks screwed into panel Paper letters glued above each hook to identify key hung there Brass oxidized; paint spattered; paper brittle Earlier cards had this under ACC HOSP-106, but accession book & files place it in HOSP-102

Catalog #: HOSP 1506
Location: BALLY BLDG, SECTION C, SHELF 3, FRONT LEFT
Description: Chair, metal frame; back, seat & arms padded with green vinyl; bottom of seat padded in brown vinyl; center stretchers between legs.

Catalog #: HOSP 1507
Location: BALLY BLDG, MAIN PALLETS
Description: Bicycle exerciser mounted on wooden base Metal frame of bicycle painted light blue-green; leather-covered seat Used in Maurice Bathhouse gymnasium. HOSP 1798 shows this object in use.

Catalog #: HOSP 1508
Location: BLDG 105, RM 210
Description: Black metal stand with switch & knob to vary current at top, hook halfway down for vibrator, electric cord at base. Vibrator is large silver disk with black wooden handle & electric cord that plugs into stand base; manufacturer's plate on vibrator. Some parts replaced when object went on exhibit; no note made of exchanges. Originally used in mechanotherapy department of Maurice Bathhouse

Catalog #: HOSP 1511
Location: BLDG 105, RM 211
Description: Metal lamp mounted on floor stand Aluminum lampshade atop brass rod mounted in 4-footed floor base (base painted white); brass rod ends in conduit below shade to allow adjustments to be made in angle of light Used in Maurice Bathhouse in lounge or electrotherapy room.

Catalog #: HOSP 1597
Location: BLDG 4
Description: Metal pack table with padded top. White enameled 2.4 cm tubular iron frame, sheet iron top; white oil cloth cover, padded, with string threaded through grommets securing pad to table.

Catalog #: HOSP 2219
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 9, DR 5
Description: Aluminum leg brace 2 strips of aluminum spanning top & bottom semi-circular bands of aluminum for rigid sup- port; 4 white canvas straps (with extra padding over bands) fasten around leg; top & bottom straps have buckles.

Catalog #: HOSP 2221
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 7, DR 8
Description: Cast iron electric light fixture Painted cream with tan detailing; flowerlike in shape, with porcelain socket in center Inside, 2 fabric wires protruding from base of socket; black label with yellow script Two holes for attachment to ceiling Inside of fixture very rusty; painted exterior rusting in places, paint worn Collected. 8NOV1981

Catalog #: HOSP 2222
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 8, DR 6
Description: Round iron spittoon (a) with removable cover (b) & wire screen (c) Brown enamel glaze; lip curves in to form finger grip; concave cover with hole in center & larger curved lip to overlap base; circular wire screen curved along edges to keep it from touching bottom of spittoon.
drinking cup.

Catalog #: HOSP 2370
Location: BLDG 105, RM 214, BIN G, FABRIC TUBE 2
Description: Valance of coarse textile (possibly jute) in grid-like weave Light brown; pale gold & dark brown fringe on lower edge with matching braid above; ends & center section longer for draped effect; in center, large dark brown wool felt "M", its edges embroidered with pale gold & fringe tassel hanging from ball below letter Wool "M"

Catalog #: HOSP 2375
Location: BLDG 105, RM 214, BIN G, FABRIC TUBE 2
Description: Tieback of coarse textile (possibly jute) in grid-like weave Light brown; pale gold & green (probably faded from dark brown) braid along center of strip; small brass ring sewn to underside of 1 corner.

Catalog #: HOSP 2386
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 8, DR 1
Description: Round electric wall clock in steel case Gray case, ivory electric cord connected to back; ivory clock face with clear plastic cover; black hour & minute hand, red second hand; setting stems below; black print on face reads, "SETH THOMAS"; mechanism in back with manufacturing information engraved on case.

Catalog #: HOSP 2387
Location: BLDG 105, RM 214, BIN D, MUSEUM CAB 6, DR 3
Description: Large square electric wall clock in painted wooden case. Originally black case covered with flaking green paint; electric cord on left; iron clock face painted white; iron hour

& minute hands painted black, red second hand; paper label on back gives manufacturing information; glass cover held in place with wooden molding.

Catalog #: HOSP 2388
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 10, DR 4
Description: Clay roofing tile. Mottled green; rectangular, flat, with lip on 1 end; glue & mortar underneath..

Catalog #: HOSP 2391
Location: BALLY BLDG, SECTION C, SHELF 1, CENTER
Description: Cast iron pneumatic closure device for large door. Cylindrical device with jointed arm connecting it with door & keeping door from slamming.

Catalog #: HOSP 2393
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 8, DR 6
Description: Spittoon with handle, concave cover, white porcelain over iron; base shaped like large cup, with handle; dark blue rolled rim; top concave with hole in center, edge rolled back, black trim

Catalog #: HOSP 2394
Location: BLDG 105, RM 214, BIN B, CAB 1, DR 6
Description: Porcelain covered spittoon, white porcelain over iron; round, with concave lid; lid has hole in center.

Catalog #: HOSP 2395
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 10, DR 7
Description: Clay roofing tile. Green outside, red clay inside; shaped like house top; "LUDOWICI CELADON CO CHICAGO IMPERIAL TILE" engraved inside; hole at peak on 1 end for nail, other end lipped

Catalog #: HOSP 2396
Location: BALLY BLDG, SECTION C, SHELF 1, FRONT LEFT
Description: Spent iron artillery shell; cone-shaped with flat, slightly concave bottom Formerly used as doorstop.

Catalog #: HOSP 2497
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 10, DR 2
Description: Small round electric wall clock in painted iron case Ivory case, ivory electric cord extruding from top; gray clock face set in iron rim with clear plastic cover; black hour & minute hand, silver second hand; black print on face reads, "HAMMOND Synchronous"; metal plate with manufacturing information on back.

Catalog #: HOSP 2570
Location: BLDG 105, RM 214, BIN G, SPORTS BOX 6

Description: Leather punching bag. Light tan; lacing in lower 2 of 5 pairs of metal eyelets; 6 longitudinal seams; reinforced inside with canvas & rubber; rubber nipple at 1 end with inflation instructions, leather loop for hanging at other end.

Catalog #: HOSP 2571
Location: BALLY BLDG EXT 1, SMALL SHELF A/4, GLASS BOX 4
Description: frosted glass light bulb cover Bowl-shaped, like half of a hollow ball A few small nicks on lipped edge

Catalog #: HOSP 2572
Location: BLDG 105, RM 207
Description: Glass shade for ceiling fixture Milky, opaque glass; bell shaped, resembling lily; scalloped edge Dirty Replaced broken globe in Fordyce dressing room, Room 207

Catalog #: HOSP 2573
Location: BALLY BLDG EXT 1, SMALL SHELF A/4, GLASS BOX 4
Description: Glass shade for ceiling fixture Milky, opaque glass; bell shaped, resembling lily; scalloped edge Dirty

Catalog #: HOSP 2574
Location: BALLY BLDG EXT 1, SMALL SHELF A/4, GLASS BOX 4
Description: Glass shade for ceiling fixture Milky, opaque glass; bell shaped, resembling lily; scalloped edge Dirty

Catalog #: HOSP 2589
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 8, DR 2
Description: Nonferrous chrome plated valve handle. X-shaped handle with "H" engraved in center on 1 side; on other side, cylinder grooved inside for attaching to end of valve.

Catalog #: HOSP 2804
Location: BLDG 105, RM 214
Description: Translucent glass light shade - Petal design - broken both pieces fit closely, dirty.

Catalog #: HOSP 3099
Location: BLDG 105, RM 210
Description: White painted wood table; turned legs; upholstered in black vinyl fabric

Catalog #: HOSP 3216
Location: BALLY BLDG
Description: Light globe; opaque, fluted glass.

Catalog #: HOSP 3423
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 10, DR 5
Description: Heavy, white china spittoon. Chipped in one place on edge. On bottom, stamped in blue "Ball made in USA".

Catalog #: HOSP 3425
Location: BALLY BLDG, SECTION A, SHELF 1, FRONT
Description: Large, acorn shaped, white glass light globe. Raised design at top and bottom; small hole at bottom. 15.2 cm diameter opening at top.

Catalog #: HOSP 3426
Location: BALLY BLDG EXT 1, SMALL SHELF A/4, GLASS BOX 4
Description: Small, round opaque glass light globe.

Catalog #: HOSP 3427
Location: BALLY BLDG EXT 1, SMALL SHELF C/3, GLASS BOX 21
Description: Fixture has round, thin, white glass shade. Three sockets attached to metal pipe running through shade and metal pan at top.

Catalog #: HOSP 3428
Location: BALLY BLDG EXT 1, SMALL SHELF A/4, GLASS BOX 3
Description: Metal fixture with bell-shaped frosted glass globe Globe has long crack down one side; smaller crack meets it in "V" at rim. Fixture has appearance of brass with a coppery patina, but where finish is rubbed off, nonferrous metal is dull grey. Metal rod with 2 wires attached at 1 end, socket at other, slides thru hole in bell-shaped base. Lamp globe fixed to socket end of rod by 3 screws on a ring. Switch twists to turn on & off.

Catalog #: HOSP 3432
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 7, DR 8
Description: Metal light socket with switch & wall cover Bell-shaped socket attached by curved brass rod to larger bell-shaped coverplate Copperplated non-ferrous metal, possibly brass Ring around curved rod to keep fixture stationary Twist switch marked with logo "F P Co" Coverplate attached upside-down to keep the 2 pieces together.

Catalog #: HOSP 4341
Location: BALLY BLDG EXT 1, SMALL SHELF A/4, GLASS BOX 3
Description: original Fordyce light bulb cover for ceiling fixture frosted glass bell-shaped, with longitudinal ridges forming scallops at lower edge crack running length of cover on one side; half of top ridge broken off

Catalog #: HOSP 4342
Location: BALLY BLDG EXT 1, SMALL SHELF A/4, GLASS BOX 3
Description: original Fordyce light bulb cover for electric ceiling fixture frosted glass bell-shaped, with longitudinal ridges forming scallops at lower edge Curved crack runs from top halfway to bottom. Taken by Earl Adams 13April1994 for reproduction.

Catalog #: HOSP 4343
Location: BALLY BLDG EXT 1, SMALL SHELF A/4, GLASS BOX 3
Description: original Fordyce light bulb cover for ceiling fixture frosted glass bell-shaped, with longitudinal ridges forming scallops at lower edge half of top ridge broken off

Catalog #: HOSP 4344
Location: BALLY BLDG EXT 1, SMALL SHELF A/4, GLASS BOX 3
Description: original Fordyce light bulb cover for ceiling fixture frosted glass cup-shaped

Catalog #: HOSP 4626
Location: BALLY BLDG EXT 1, SMALL SHELF B/5, GLASS BOX 16
Description: White milk-glass light fixture with clear glass bulb cover Originally in Maurice Bathhouse, collected from storage in Lamar Bathhouse In two sections: a) white milk-glass nonagonal base with large hole in center that seats clear cut-glass bowl-shaped base (b). Small crack in end of base that attaches to ceiling Photograph HOSP 1550 shows fixtures of this type in situ over Maurice therapeutic pool.

Catalog #: HOSP 4627
Location: BALLY BLDG EXT 1, SMALL SHELF B/6, GLASS BOX 17
Description: White milk-glass light fixture Originally in Maurice Bathhouse; collected from storage in Lamar Bathhouse White milk-glass nonagonal base with large hole in center for clear cut-glass bowl-shaped base (missing) Base identical to HOSP 4626, but cut-glass light bulb cover is missing. An identical base was broken Aug 1990 & discarded without being catalogued.

Catalog #: HOSP 4628
Location: BALLY BLDG EXT 1, SMALL SHELF B/6, GLASS BOX 18
Description: White milk-glass light fixture Originally in Maurice Bathhouse; collected from storage in Lamar Bathhouse White milk-glass nonagonal base with large hole in center for clear cut-glass bowl-shaped base (missing) Base identical to HOSP 4626, but cut-glass light bulb cover is missing An identical base was broken Aug 1990 & discarded without being catalogued.

Catalog #: HOSP 4633
Location: BALLY BLDG EXT 1, SMALL SHELF B/7, GLASS BOX 20
Description: White milk-glass light fixture Originally in Maurice Bathhouse; collected from storage in Lamar Bathhouse Cup shaped white milk-glass cover, no decoration

Catalog #: HOSP 4635
Location: BALLY BLDG EXT 1, SMALL SHELF C/3, GLASS BOX 22
Description: Lot of 2 white glass light fixtures Originally in Maurice Bathhouse; collected from storage in Lamar Bathhouse Bowl-shaped frosted bulb cover with embossed floral design in a concave 5 cm band near base; ridges begin at apex & extend upward to embossed leaves approx 6 cm apart at lower edge of floral band; wire encircles lip of base with 3 loops to suspend cover from fixture or ceiling.

Catalog #: HOSP 7426
Location: BLDG 105, RM 214, BIN D, MUSEUM CAB 6, DR 1
Description: Capital of decorative column Carved oak, painted sea-green with some gilded decoration; constructed of 1" thick oak boards glued together & carved into ornate scrollwork

Topped column to left of women's entrance, beside lobby desk, Maurice Bathhouse Cracked, dirt-caked; some mildew; 2 smaller pieces split away from larger piece Possibly knocked off by workmen

Catalog #: HOSP 7427
Location: BLDG 105, RM 214, BIN D, MUSEUM CAB 6, DR 1
Description: Capital of decorative column Carved oak, painted sea-green with some gilded decoration; constructed of 1" thick oak boards glued together & carved into ornate scrollwork Topped column to left of women's entrance door, beside lobby desk, Maurice Bathhouse Cracked, dirty, mildewed; split vertically; 3 small pieces split away from larger ones Possibly knocked off by workmen

Catalog #: HOSP 7428
Location: BLDG 105, RM 214, BIN D, MUSEUM CAB 6, DR 1
Description: Capital of decorative column; carved oak, painted sea-green with some gilded decoration; constructed of 1" thick oak boards glued together & carved into ornate scrollwork Topped column to right of men's entrance, beside lobby desk, Maurice Bathhouse.

Catalog #: HOSP 7429
Location: BLDG 105, RM 214, BIN D, MUSEUM CAB 6, DR 1
Description: Molding from decorative bracket Carved oak, painted sea-green; from left (west) decorative bracket below information desk, women's side (north), Maurice Bathhouse lobby Fits on tip of bracket, with painted, broad surface of fragment facing floor.

Catalog #: HOSP 8353
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 10, DR 5; CAB 11, DR 1; TOP OF CAB 11
Description: Lot of 4; ornamental painted plaster face of Bacchus & pedestal Scrolled plaster wall bracket, painted to resemble wood; face of Bacchus on front, painted gilt with green & purple highlights; "hair" of grapes, hops & other fruit; black monocle 4 of 6 identical ornamental plaster brackets formerly hanging in Dutch Room of Maurice Bathhouse; other two were broken or lost possibly before the bathhouse came into the possession of the park. Chipped, dirty (3 others missing from bathhouse; 2 remain in situ at catalog date) See HOSP 7411, Mann & Stern specs for remodeling project with these architectural features

Catalog #: HOSP 8354
Location: BLDG 105, RM 214, BIN E, MUSEUM CAB 8, DR 4
Description: Push button bell with escutcheon Round mother of pearl push button in round brass escutcheon, attached to wall with 2 long brass screws. On Maurice Bathhouse stateroom walls & connected with board at lobby desk Used to summon attendants Brass tarnished, paint stained

Catalog #: HOSP 11660
Location: BLDG 105, RM 214, BIN D, MUSEUM CAB 6, DR 3
Description: Portion of capital from architectural column in Maurice Bathhouse Piece formed from oak boards glued together; oak elaborately carved, then painted sage green with

gilded highlights; basically an embellished Ionic capital. Piece slightly curved, with ornate scroll at ends and in front; between scrollwork in front, a line of carved beadwork at top; below, a flower flowing from each scroll & joined to a line of three quarter-sphere shapes; below center sphere, an embellished fleur-de-lis. Quarter spheres & fleur-de-lis gilded; other pieces painted sage green. Raw wood at top.

Catalog #: HOSP 18000
Location: BALLY BLDG, EXTENSION AND MAP CABINET
Description: Leaded art-glass skylight from north end of men's bath hall, Maurice Bathhouse; seascape with two nude boys riding a dolphin; mountains in the far horizon; border of waterlilies, lily pads, and cattails; wine glasses in corners of window. Boys are hand painted; painted sections are double-glazed to create illusion of depth. Individual panels below make use of several repeating motifs that vertically span the frame supporting them. a) lower border section to right of lower right corner; 3 cattails, 1.5 lily flowers, lily stem in gap between cattails b) right end, center section with lily flower in center, lily stem on either side flanked by cattails c) upper left skylight corner with wineglass or shield motif, d) lower left skylight corner with wineglass/shield motif, e) lower border section to left of lower right corner, mirror image of a) f) upper edge section to left of corner panel; includes 3 cattails on either side of complete lily flower & on right side of half lily flower; lily stem in gap between cattails g) lower edge, center panel, with lily flower in center flanked by cattails, lily stem on ends h) upper edge, center panel, same as g) but upside down Inner image (i-n) within the above border has its own border of waterlilies captured in pale pastel geometric patterns of glass. i) lower left corner showing dolphin's tail j) upper left corner showing water, tail tip of dolphin, sky & distant mountains k) lower center panel showing boy's foot and dolphin underbelly with foamy waves l) upper center panel showing back boy's head and torso, front boy's back, dolphin's back, water, distant mountains & sky m) lower right corner showing dolphin's head & foamy waves n) upper right corner second boy's head, water, mountain o) upper left border panel, mirror image of f) p) lower right corner with wineglass q) upper right corner with wineglass The section that would have been designated as component r) appears to be missing

Catalog #: HOSP 18001
Location: BALLY BLDG, EXTENSION
Description: Leaded art-glass skylight from south end of men's bath hall, Maurice Bathhouse; seascape with white gulls flying over ocean, 2 nude women playing in the water (1 stepping out of the waves, the other reclining at the edge of the seafoam), a rock jetty stretching out into the sea, and low mountains at the far horizon. Women are hand painted; painted sections are double-glazed to give illusion of depth. a-h) Cattails, waterlilies, and lily pads; marbled pink and purple lower border, aqua blue at base of lily leaves; yellow and blue marbled background for upper 2/3 of panels; 5 supporting bars spanning upper & lower frame bars, stylized stems form the center support with 2 oval leaves at bottom and 3 at top; waterlily surrounded by 3 lilypads in lower center and connected to lower support with 5 curved lines of lead; some panels have half of that design on one end, others have it on both ends. All have the complete pattern once. i) lower left corner of skylight with stones and water, water lily and lilypad border. j) seagull, waterlily border in upper right corner of

skylight. k) corner of skylight, with wineglasses and waterlily border. l-r) not removed from cases or marked.

Catalog #: HOSP 18002
Location: BALLY BLDG, EXTENSION
Description: Leaded art-glass skylight from women's bath hall, Maurice Bathhouse; seascape with mermaid sitting on large rock surrounded by stones, a crab, a sea-urchin, and seaweeds; mermaid is waving at clipper ship in distance; yellow stained glass borders enclose continuous oval chain of seaweed fronds in shades of green on a brown background, with ornate embellishments on yellow border ends and upper and lower center areas; outside that, a larger mission-style cross-work border of yellow glasses and lead lines; bordering that, a rectangular pattern of kelp with a yellow four-petaled flower in each corner; the final border enclosing the entire skylight is series of gray-blue glass rectangles joined in each corner with a gray-blue glass square. Mermaid's face, arms, and upper body are hand painted; painted sections are double-glazed to protect them from moisture. Stained glass is marbled with pebbled texture. a) lower center panel of oval inset section with mermaid's tail and lowered hand, rocks, sea urchin, crab; center lower border of green kelp and sea fans b) skylight corner showing mission style cross-work with 4-petaled yellow flower in corner adjoining patterns of rectangles in different colors; ultimate outer border of blue-gray rectangles c) lower left end of oval section showing portion of ornate stylized design, seaweed border, and Mission style cross-work border d) upper center panel of inset oval with upper torso, head, and waving hand of mermaid, clipper ship, and center upper border with ornate stylized design atop yellow glass oval strip surrounding oval inset; on outer edge, mission style cross-work border e-f) upper and lower center outer skylight border panels with mission style cross-work inside, a square kelp border in rectangles outside that, and the ultimate outer border of blue-gray rectangles surrounding the whole g-t) (not removed from crate) upper left end of oval inset, upper and lower panels at right end of oval inset, 3 remaining outer corners of skylight, 3 upper & 3 lower skylight border panels (each center panel with a 4-petaled yellow flower like those in corners), 2 skylight border panels on each end (adjoining ends forming another yellow flower)

Catalog #: HOSP 18003
Location: BALLY BLDG, EXTENSION
Description: Leaded art-glass skylight from men's pack room, Maurice Bathhouse; seascape with two mermaids sitting on large rocks with sea and breaking waves behind them; wooden boat on shore in lower right corner; mountains in upper right horizon. Mermaids are hand painted; painted sections are double-glazed to protect them from moisture. Border features cattails, waterlilies, and lily pads; marbled pink and purple lower border, aqua blue at base of lily leaves; yellow and blue marbled background for upper 2/3 of panels; 5 supporting bars spanning upper & lower frame bars, stylized stems form the center support with 2 oval leaves at bottom and 3 at top; waterlily surrounded by 3 lilypads in lower center and connected to lower support with 5 curved lines of lead; some panels have half of that design on one end, others have it on both ends. All have the complete pattern once. a) top right corner with lily pad border, mountains b) lower right corner with lily pad border, boat, surf c) center top panel, mermaid's head and torso d) center lower panel, mermaid's tail and hand e) upper left corner, lily pad border, second mermaid's head f) lower left corner, lily pad border, second

mermaid's tail and hands  g) lily pad border  h-r) not removed from cases or marked; all are border panels

**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
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# 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

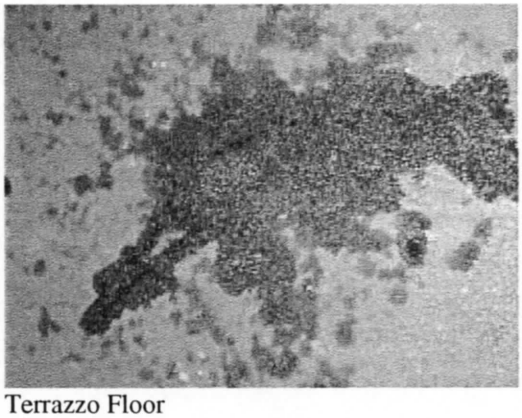
### OVERVIEW

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.

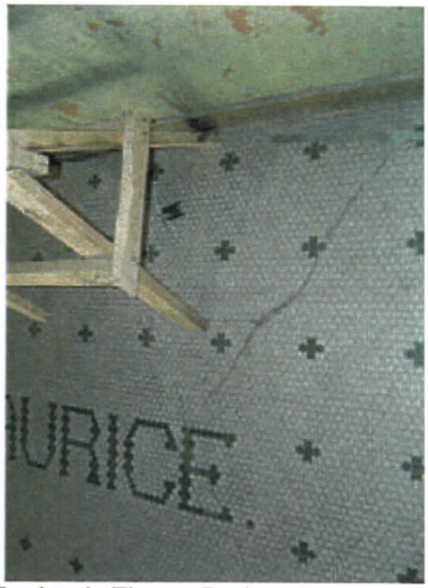


Terrazzo Floor

The conditions of Maurice's sun porch, lobby and associated halls are in fair condition with a number of the tiles missing and damaged. The lobby floor is ceramic tile with a 3/4" border and 1" hexagonal tiles with a floral pattern and "The Maurice" spelled out in front of the counter. There are east/west cracks in the lobby floor with some chipped and missing tiles, but no large areas of loss. The wall base in the lobby is 6" Georgia marble.



Maurice Lobby Floor



Crack at in Floor at Desk


Maurice Sun Porch Tile Floor


Ramps covering original tile work.

The sun parlor has a 3/4" tile border in a Greek pattern with vitrified clay tiles in a herringbone pattern. Original tile between the Lobby and Sun Porch has been obscured by ramps, finished in quarry tile. Though many of the vitrified clay tiles are chipped and the majority are in good condition.

The associated hallways have a 3/4" ceramic tile border and white hexagonal tiles. These tiles are in good condition.

Additional rooms with tile floors include: Room 106, Men's Shower Room, which has terra cotta colored ceramic tile. This floor is in good condition. Room 206, Female Staff Room has white hexagonal ceramic tile flooring, as well as the south part of Room 208, Employee Lounge.

The Roycroft Den is missing its tile floor. It is surmised that the floor was 6" x 9" vitrified clay tile in a herringbone pattern, which remains imprinted in the concrete substrate.

The most common wainscot used in Maurice is 3" x 6" white ceramic tile or 2" x 6" white ceramic tiles. The general conditions for the wainscot tiles are: missing, cracked, chipped, and crazed. Crazing is when a fired glaze has a fine network of cracks. This can be the result of differing thermal co-efficients of the glaze and the clay, the tile being in compression, poor firing or poor manufacturing. The issue with crazed tiles, and of particular concern to the bathhouses, is that moisture can move into the clay body of tile once it has crazed. If the clay expands, it can cause further damage to the tiles. There is presently evidence of the partition walls having moisture damage.

Rooms with white ceramic tile wainscot include: Room 101,Women's Pack Room; Room 102, Women's Hall; Room 103, Women's Cool Storage; Room 105, Women's Cool Room; Room 107, Men's Shower; Room 108, Men's Pack Room; Room 112, Men's Hall; Room 113, Men's Bath Hall; Room 114, Women's Bath Hall; Room 115, Men's Cooling Room; Room 116, Men's Massage; Room 206, Female Staff Room; Room 208, north, Employee Lounge; Room 210, Billiard Room; Room 212, Toilet; and Room 214, Janitor's Closet.



Room 113, Men's Bath Hall. Damaged tiles with biological growth along the north wall.



Room 114, Women's Bath Hall. Damaged tiles with biological growth along the north wall.

The rooms with the most damage to the tiles are Room 113, Men's Bath Hall and Room 114, Women's Bath Hall. The reason these tiles are more damaged than the others is due in part to the high humidity and moisture content in these rooms. The tiles in general are cracked, missing, crazed and have substantial biological growth. Tiles are missing from various locations in these rooms along the north wall and at the ceiling level (in Room 113). The biological growth is predominately along the north wall and at the skylight surrounds. There are ferns growing from the skylight surround in the Room 114, Women's Bath Hall. The fired clay partition wall (substrate) between Room 113, Men's Bath Hall and Room 114, Women's Bath Hall, is very moist and has lost its cohesive strength. This was exhibited when the author removed a piece of the wall and a slurry remained on the author's hand.

In Room 105, Women's Cool Room, tile has been removed along the north and west walls of, in the northwest corner. The reason these tiles have been removed was to repair the large cracks in the north and west walls. Diagonal cracks in the tile wainscot follow the settlement cracks in the brick wall. The cracks also run from the windowsills to the ground under the windows. Tiles are missing under the sills as well as at the ground under the west-most window on the north wall, along the north wall. On the north wall in the east corner, tiles have been removed around the pipe in the wall. The tiles in the northeast corner of Room 101, Women's Pack Room have also been removed around the pipe in the wall.

Room 111, Men's Toilet is the only room with Georgia marble wainscot, which appears to be in good condition.

There are two decorative terra cotta tiles with flowers along the east wall in Room 109, Sun Porch. The original glaze has been painted over. The tiles were sounded and they appear to be in good condition.



Terra Cotta Medallion in Maurice's Sun Porch

## HALE

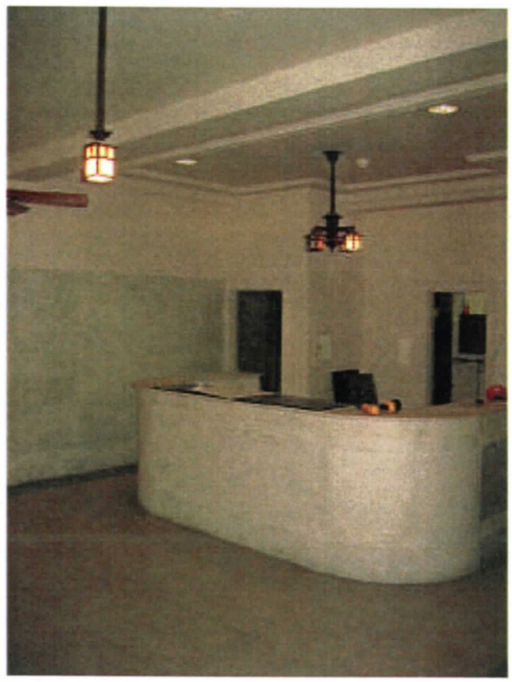
Hale has tile, terrazzo, marble, concrete, and wood floors. The wood and concrete floors are beyond the scope of this report.

The main flooring material used in Hale is white hexagonal ceramic tile with black tiles set in a flower pattern. The floors with the hexagonal tile floors include: Room 101, Women's Cooling Room; Room 103, North Hall; Room 107, South Hall; Room 109, Men's Cooling Room; Room 110, Men's Pack Room; Room 111, Toilet; and Room 213, Men's Toilet. Tiles are chipped, missing and cracked. Some rooms do not have wall bases, which, based on the rooms with bases, is presumably 6" white ceramic tile. Rooms with removed tile bases should have the bases replaced in kind. In rooms with damaged or missing base tiles, the tiles should be replaced in kind. (The matrix denotes the rooms, conditions and number of tiles that need to be replaced.) In Room 110, Men's Pack Room, which is the new Phase A Mechanical Room, A new concrete pad has been installed. As a result, the floor area near the concrete pad has cracked.

Room 104, Men's Bath Hall, Room 110, Men's Pack Room and Room 213, Men's Toilet have 3" x 6" ceramic tile wainscot. The tile wainscot is in poor condition in all rooms, with areas of missing tile, gaps, holes and cracks. The cracking runs continuously from the top to bottom of the wainscot. In Room 213, Toilet the tile has substantial vertical, horizontal and diagonal cracking on the north and west walls.



Marble floor in Hale Room 102 and 108, Changing Rooms and terrazzo floor and marble wall base in Room 106, Lobby.



Room 105, Office. Terrazzo floor and marble desk and wainscot.

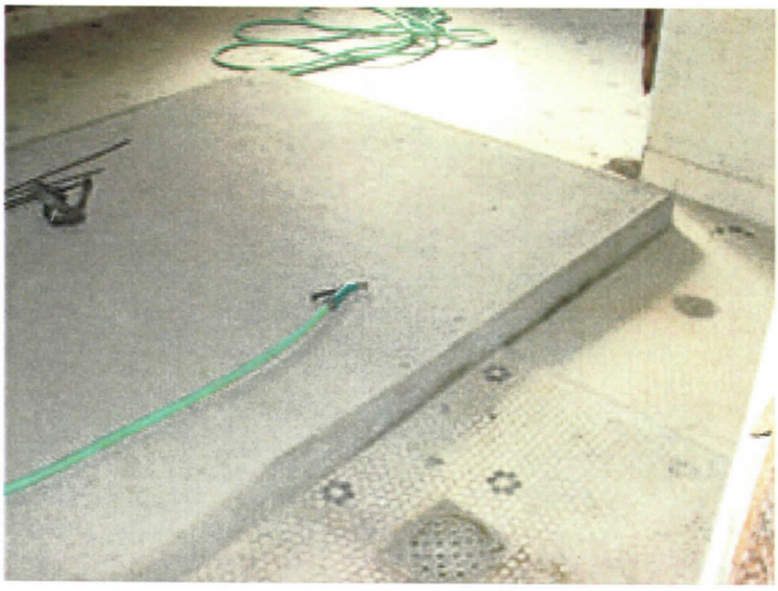
Rooms 102 and 108, Dressing Rooms, have gray Georgia marble floors. There are no wall bases in these rooms. The marble tile is chipped and, in Room 102, the marble tiles have some concrete residue which needs to be removed from the marble surface. Room 102 has seven tiles that need replacement and Room 108 has eight to ten tiles that need to be replaced. The floor in Room 105,

Office has a marble border and wall base and wainscoting 7'3" in height. Room 106, Lobby has Georgia marble floor border and wall base. The marble in the Office is in good condition. The marble in the Lobby has isolated areas of damage. The damaged areas include the chips along the edges, scratches and holes. The holes were created for electric or plumbing conduit. There is a moisture problem in the Lobby of Hale and this may have adversely affected the marble.

When replaced marble should be replaced in-kind. If Georgia marble has been salvaged from other structures and is in excellent condition, it can be used as the replacement tile. In regard to cleaning the concrete off the marble tile, no chemical products with hydrochloric or muriatic acid should be used as both are lime based and an acid wash would adversely affect the marble. It is recommended that the concrete be delicately removed by mechanical measures. If the marble begins to delaminate, a surface treatment can be used. Otherwise, it should be cleaned and the conduit for the electric and plumbing should be insulated so that condensation does not enter the marble. Recommended products for cleaning are ProSoCo Liquid Marble Cleaner Stand Off, ProSoCo Heavy Duty Detergent Stand Off, or Bellinzoni Multi-Clean. Recommended products for protection purposes are Prosoco's *Sure Klean Weather Seal Natural Stone Treatment* and Bellinzoni's *Strong 2000 Waterproofing Penetrant.* Product testing should be done as per the manufacturer's instruction and tested on a patch area prior to any large-scale application.

Terrazzo is used in Room 105, Office and Room 106, Lobby. The terrazzo in the lobby has a significant east/west cracks in line with the doors to the south hall stair hall. There are also several miscellaneous cracks, each averaging about 12" to 14" in length. As with Maurice, the substrate should be investigated and repaired prior to repairing the surface cracks.

In Room 110, Men's Pack Room, now the Phase A Mechanical Room, a concrete pad has been installed. The concrete pad has been installed directly on the tile floor. The pad had not yet damaged the floor. There are north/south cracks in the floor, unrelated to the concrete pad. This is pad is typical for the new mechanical rooms in all the bathhouses.



Concrete pad in Hale, Room 110, Men's Pack Room.

SUPERIOR

Superior has white hexagonal tile floors in all major spaces. Storage rooms have poured in place concrete floors. The tiles appear to be in relatively good condition. Where tiles are chipped, cracked or missing, they should be replaced in kind. In Room 109, Lobby there are substantial cracks in the floor in line with the columns, at the joint between the lobby and Room 110, Sitting Area. In Room 110, Sitting Area, areas of the floor have been removed and replaced. There are areas of missing and loose floor tiles and substantial cracking. If loose tiles are not damaged, they can be reset.

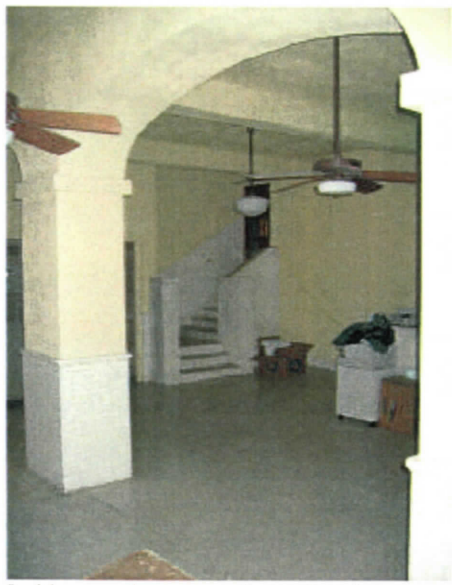
All rooms have 6" ceramic tile bases. The conditions are chipped, cracked, or missing. All broken or missing tiles should be replaced in kind. This is denoted in the matrix.

White ceramic tile wainscot is present in: Room 109, Lobby at the arch columns and in the staircases, to 4'2" in height; and Room 112, Women's Bath Hall to 6' in height. The wainscot is in excellent condition in both rooms.

Marble is used in Room 109, Lobby, on the desk and the newel posts and as cladding on the exterior of the staircases.



Marble newel posts, stairs and wainscot



Marble newel posts, stairs and wainscot

## BATHING PARTITION WALLS

MAURICE
Room 102, Women's Hall – 3" x 6" White Ceramic Partition Walls.

Room 108, Men's Pack Room – One Free Standing Marble Partition Wall.

Room 111, Men's Toilet – Free Standing Marble Partition Walls.

Room 113, Men's Shower Hall – Free Standing Marble Partition Walls.

Room 114, Women's Shower Hall – Free Standing Marble Partition Walls.

Room 203, Women's Dressing Room – Free Standing Metal Partition Walls.

Room 205, Men's Dressing Room – Free Standing Metal Partition Walls.

Room 206, Female Staff – Free Standing Marble Partition Walls.

Room 213, Men's Toilet – Free Standing Marble Partition Walls.

The marble partition walls in Maurice are in good condition.

The metal partition walls in Room 203, Women's Dressing Room and Room 205, Men's Dressing Room, are not in the materials assessed for this report. However, they are in poor condition. The metal has oxidized and rusted.

HALE
There are no marble or tile bathing partition walls in Hale.

SUPERIOR
Room 103, Men's Bath Hall – Free Standing Georgia Marble Partition Walls.

Room 107, Women's Toilet – Free Standing Georgia Marble Partition Walls.

Room 112, Women's Bath Hall – Free Standing Georgia Marble Partition Walls.

Room 202, Men's Toilet – Free Standing Georgia Marble Partition Walls.

Room 206, Women's Toilet – Free Standing Georgia Marble Partition Walls.

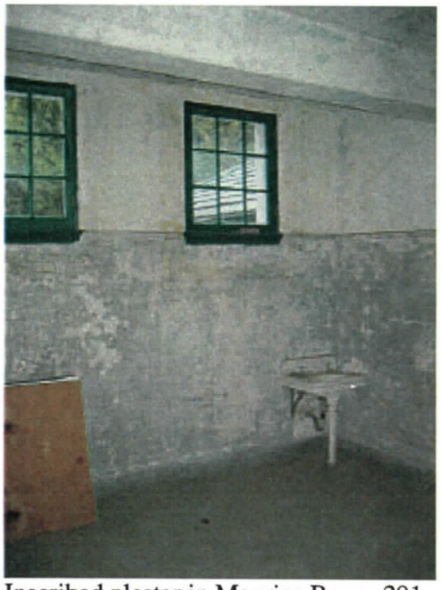
The marble slabs used for the partition walls in Superior appear to be in good condition. Brass hardware is used with the marble. It appears to be in fair condition.

## INTERIOR DECORATIVE PLASTER ELEMENTS

### MAURICE

The interior decorative plaster in Maurice is limited to the inscribed plaster on the second and third floors, which is intended to look like 3" x 6" ceramic tile wainscot. It is in fair condition. The topcoat or finish is peeling and abraded in areas.

Other areas, such as the Lobby and associated Hallways, Women and Men's Cool Rooms, Men's Massage, and the Billiard Room have decorative paint finishes or details such as borders and stencils. The majority are in poor condition. A paint conservator assessed the decorative finishes and conservation is recommended. Recommendations include stabilizing the paints, repairing cracks in the substrate, matching historic colors with Munsell Color Chart and further investigating areas where there is potential for decoration. The treatments are outlined in the specifications provided by the architectural conservators.



Inscribed plaster in Maurice Room 201, Massage



Decorative paint detail in Maurice, Room 210, Billiard Room

There only interior decorative plaster elements in Hale are the cornice and moulding in the Room 105, Office. These are in good condition. Most plaster has been striped from the rooms. However, Room 106. Lobby has been newly replastered. There is efflorescence along the south wall and east wall, south of the office. This could be caused by evaporating water with soluable salt being trapped in the structural system prior to the plastering. By moving to the surface and crystallizing, the salts have damaged the walls. There are hollow areas beneath the finish coat which where the paint was bubbling. The paint was easily broken when tapped by the author. In addition, there are white fluffy salt deposits on the surface of the wall in or around these areas.



Hale Office, plaster detail



Hale Lobby, Deteriorated plaster

SUPERIOR

Superior has no decorative plaster in the interior.

## EXTERIOR DECORATIVE ELEMENTS

### MAURICE

Decorative tiles adorn the exterior of Maurice at the second floor level. The tiles at the northwest and southwest corner panels are missing, broken and chipped. Some tiles have outward displacement. This is in sequence with the large diagonal cracks along the corners of the building on the west portion of the building that are likely associated with settlement over the creek arch.



Decorative tile work on Maurice. Note cracks and loss due to settlement over the Creek Arch.

### HALE

There are no exterior decorative ornaments on Hale. Though the stucco is decorative, this does not fall into the scope of the report.

### SUPERIOR

Exterior decorative elements on Superior include: decorative brickwork, occuli, and concrete. The materials appear to be in good condition and are out of the scope of the report.

## Appendix N. ORIGINS OF BATHHOUSE NAME

Supplementary Information for the Maurice Bathhouse, Hot Springs National Park, Hot Springs, Arkansas

The first Maurice Bathhouse was named after its builder and owner, Charles N. Maurice. Maurice's son William Maurice built the current building and kept the name.







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.

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