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HISTORIC STRUCTURES REPORT
HOT SPRINGS NATIONAL PARK

PREPARED FOR THE
NATIONAL PARK SERVICE
U.S. DEPARTMENT OF THE INTERIOR

CROMWELL, NEYLAND, TRUEMPER, MILLETT & GATCHELL, INC.
ARCHITECT - ENGINEER
LITTLE ROCK, ARKANSAS

NOVEMBER, 1973

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CONTRACT NUMBER CX 700030210

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NOVEMBER, 1973

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Appendix B: Proposed Bathhouse Row Historic District Base/Map 1" = 50' attached

Appendix C: Measured Drawings attached

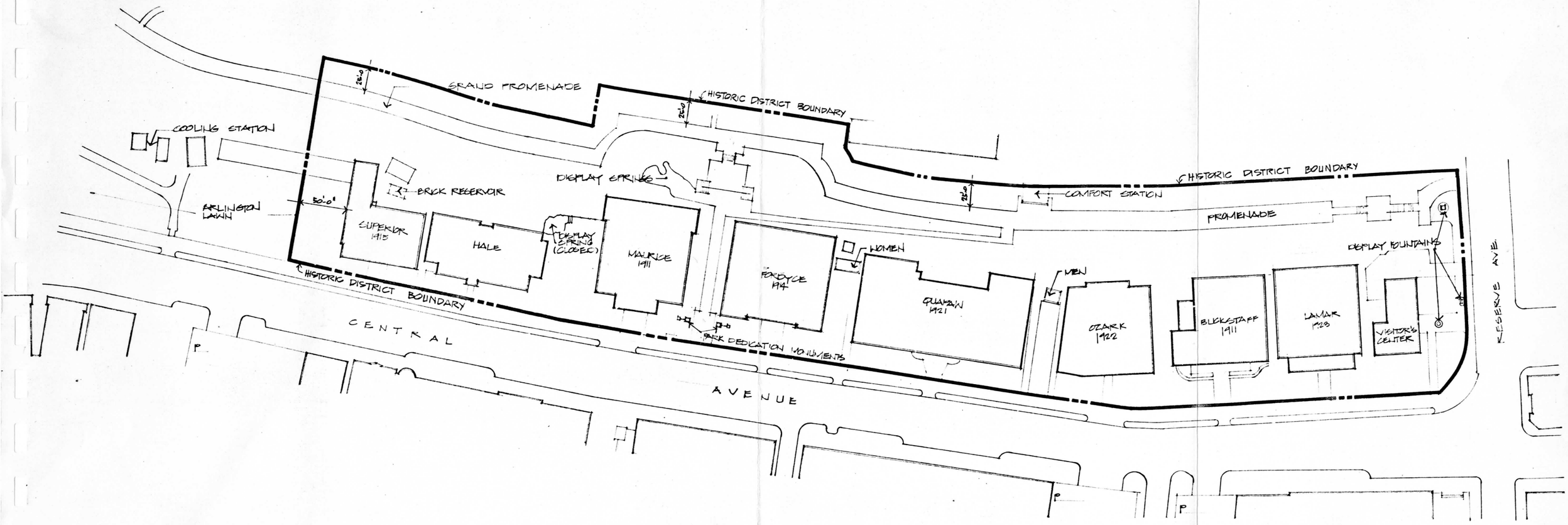
Appendix D: Fordyce Bathhouse, Preliminary Proposal for Adaptive use. attached

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LOCATION	SHEET NO.	DESCRIPTION
Text, p.1		Proposed Bathhouse Row Historic District, at small scale
Text, p.5		Photo Notation Legend
Text, p.13		Typical Cross Section, Bathhouse Row, Creek, Promenade
Text, p.14		Section indicating poor drainage at rear of Bathhouse
Text, p.16A		Sketch, proposed use of area between Fordyce and Maurice
Text, p.33		Section, Hale Bathhouse, First Floor Structural System
Text, p.161		Photo Location Legend, areas between and around the Bathhouses
Appendix B, attached		Proposed Bathhouse Row Historic District Base Map @ 1" = 50'
Appendix C, attached	1,2,3,	Superior Bathhouse, Drawings
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	7,8,9,10	Maurice Bathhouse, Drawings
	11,12,13	Fordyce Bathhouse, Drawings
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	24,25,26	Lamar Bathhouse, Drawings
	27	Visitors Center, Drawings
Appendix D, attached	28,29,30	Proposed Remodeling Fordyce Bathhouse.

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SHEET NOS.	BUILDING
1	BASE MAP BATH HOUSE ROW
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5 - 7	HALE BATH HOUSE
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15 - 18	QUAPAW BATH HOUSE
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22 - 25	BUCKSTAFF BATH HOUSE
26 - 27	LAMAR BATH HOUSE
28	NPS VISITOR'S CENTER
29 - 31	FORDYCE BATHOUSE



BASE MAP - BATH HOUSE ROW
1"=50'-0

MEASURED DRAWING

73-093	
NOV '72	128 / 26,000
DWG # 1 of 31	

INTRODUCTION:

This report is the conclusion of a study authorized under contract CX700030210 to determine the current physical condition and cost of repair of the various bathhouses on Bathhouse Row, Hot Springs National Park, Arkansas. The study was undertaken in order to provide more detailed information for analysis of the Development Concept Report for Hot Springs National Park, prepared by the Cromwell Firm in January 1973. In general terms, the Cromwell Firm was asked to make a physical investigation of each of the bathhouses, determine their condition, describe them with words, photographs and drawings & make recommendations for their preservation including an estimate of the costs involved.

After the initial summary elements of this report, each bathhouse, from North to South, is analyzed in the following sequence:

A) A stylistic and spatial description of the building followed by,

B) A description of the physical condition of the building, followed by,

C) The appropriate page from the report of the Plowman Labatories, who conducted Impact Hammer tests on the concrete of each floor of each bathhouse. The readings ranging from 1400 PSI to 7000 PSI, indicate the strength of the concrete (3000 PSI is today a generally accepted minimum for new concrete floors,

although the loading, length of span, and amount and placement of steel reinforcing are also critical factors in evaluating the potential of such a floor). In general, a reading in these tables of less than 3000 PSI indicates that this area must be carefully evaluated when considering the potential of that area or what repairs to make to it.

D) The lab reports are followed by a group of annotated photographs of each structure, including in a few instances, copies of old phctographs.

E) This is followed by a finish **schedule** which indicates by room number, the floor, base, wall, and ceiling materals and their condition. This schedule evaluates finishes only, and not the structural integrity of each element.

F) The final element of the report on each bathhouse is the cost estimate, and it is subdivided into four parts, as described below:

1. A cost estimate for recommendations for structural repair, exterior repainting, reroofing, waterproofing, miscellaneous exterior repairs, and
2. A cost estimate of the recommendations for meeting all applicable safety provisions required for buildings. This section is isolated from the remainder of the estimate because the requirements for code compliance for existing

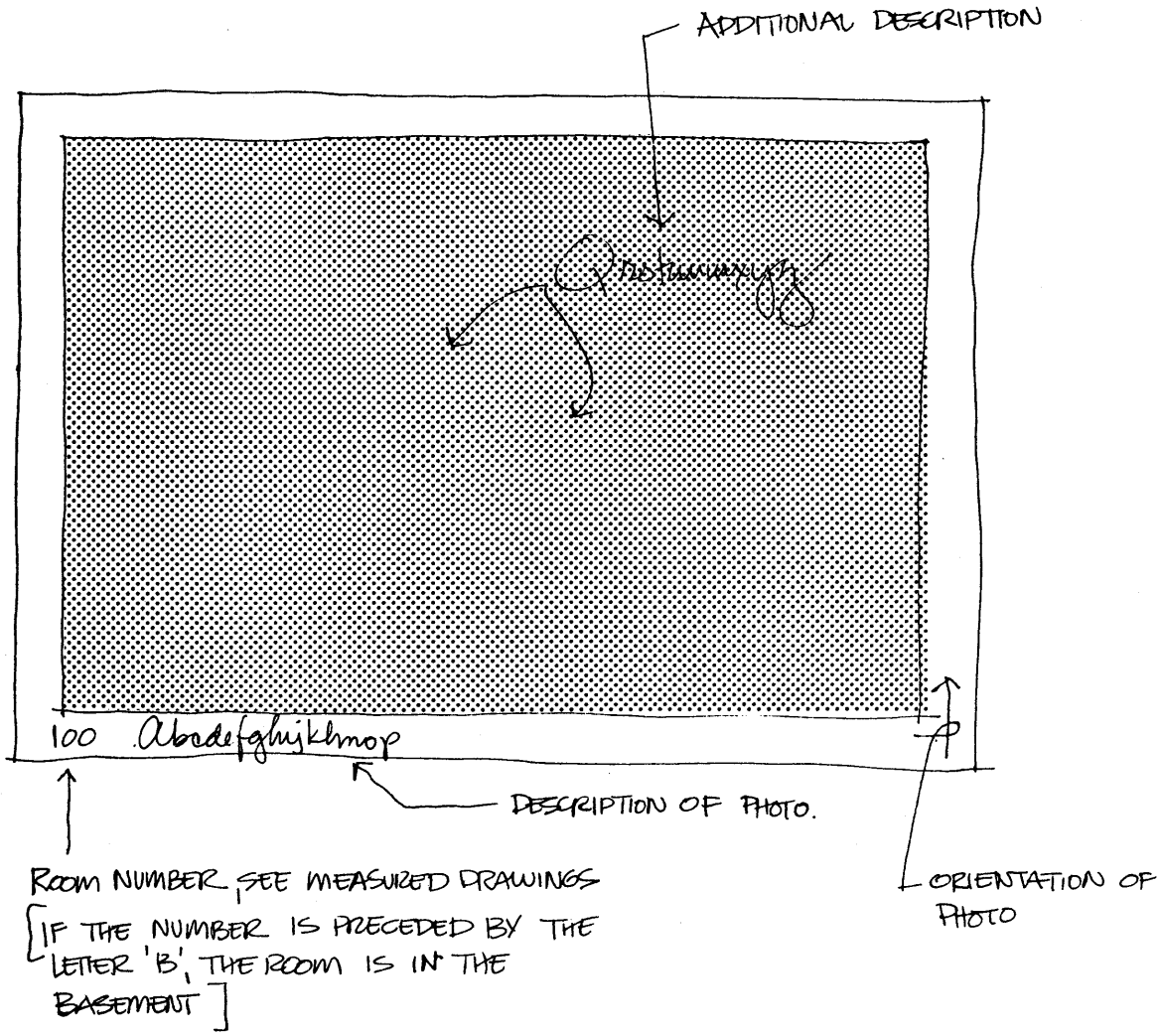
buildings vary, according to the Southern Standard Building Code (which is applicable to Arkansas), depending upon the relationship between the cost of repairs and the value of the building prior to repairs. These estimates are based upon complete compliance, but this may be more than is required by law.

This section includes exit requirements, emergency lighting, fireproofing, elevators, etc., and

3. A cost estimate for interior repairs and adaptive work to meet the use recommended in other sections of this report. These costs do not include special equipment or exhibits, but concentrates only on general construction items, and
4. A cost estimate for the annual maintenance expense of the building. These costs are based upon the assumption that utilities, general maintenance, special equipment maintenance and grounds keeping will be accomplished through separate funding.

These sections are followed by a description of the Promenade and other features around the bathhouses, a summary of the cost estimates, and a series of appendices.

On the following page there is a legend which explains the notations on the photographs.


ADDITIONAL DESCRIPTION
100 Abcdefghijklmnop
DESCRIPTION OF PHOTO.
ROOM NUMBER, SEE MEASURED DRAWINGS
[IF THE NUMBER IS PRECEDED BY THE LETTER 'B', THE ROOM IS IN THE BASEMENT]
ORIENTATION OF PHOTO

Overview of Present Conditions: Historical

The bathhouses on Bathhouse Row as they presently stand are the second, and in some cases; third or more generation of bathing facility in this location. The first house was believed to have been built about 1830, but prior to that time the indigenous Indian cultures had long made use of the springs, calling the area the Valley of the Vapors. These present buildings date from about 1911 to 1925, with later remodelings (specifically the Hale, in 1937-38 which changed its exterior appearance dramatically). Some are in a classic revival or Edwardian Style which began with the WorldsFair of 1893 in Chicago, but most are in a style which California and Hollywood made popular in the early days of this century, called Spanish Revival. (Spanish Revival is sometimes jokingly referred to as the Cecil B. DeMille Style of Architecture). This style is characterized by exterior stucco, natural finish wood, and tile roofs. Even the Vistors Center was built in this style in 1938.

The bathing industry prospered throughout the First half of this century because the waters were considered to be the cure for various ailments, and Hot Springs and Bathhouse Row became a regional center for many sorts of therapy as well as an entertainment center. These buildings saw their peak of operations in 1946, just after the Second World War. Modern drugs began to supplant the importance of the theraputic waters, however, and the bathing industry has declined

steadily until today (less than one quarter of the number of baths given in 1946 were given last year).

The fact that these buildings are on National Park Service Land, which is protected and well maintained has helped make Hot Springs Bathhouse Row unique, and it has not suffered the fate of other similar complexes in other cities where buildings have been razed and the land redeveloped. This uniqueness makes this complex of even greater historical importance.*

*Professor Fred Nichols, Page 105, Development Concept Plan For Hot Springs National Park, Cromwell, Neyland, Truemper, Millett and Gatchell, A-E, January 1, 1973.

Overview of Present Conditions: Physical

The bathhouses (not including the Visitors Center) are all basically structurally sound and able to withstand continued usage and/or modification to other uses within the same general range of loading as now exists. Each major modification will need to be studied in relation to the structural capability of each existing floor, but those changes in utilization proposed in this report are within the limitations of present conditions except as noted in this report and in the cost estimates. The buildings are economically modifiable and spatially flexible to a point, that point being the existing location of load bearing columns and walls which should not be moved. Other constraints upon the flexibility are locations of vertical access, (stair and elevator openings) and the exterior appearance and prominent interior features which should be preserved and emphasized.

The following is a summary of the primary items of expense to be incurred in renovating these buildings:

A. The Hale, Maurice, Fordyce and Lamar have areas of poor structural concrete (See Plowman Laboratories Report in Appendex) which will need to be carefully considered during design for reuse. In some cases grouting of exposed steel may solve the problems, but in others,

areas of floor should be removed and reconstructed.

The Impact Hammer tests indicate that certain areas of the concrete have compressive strengths that are too low. These low readings could be caused by factors other than poor concrete, however, such as

A. Improper testing,

B. Concrete poorly bonded to reinforcing steel, or

C. Small voids in the concrete

In areas of uncertainty, such as where visual reconaisance cannot detect any reason for a low Impact Hammer test reading, load testing is the only definite way to determine strength.

In the cost estimates for each bathhouse, assumptions have been made as to the costs of repairs, but these must be more carefully studied when each building is being redesigned.

B. All of the houses show some degree of movement or settlement, but in no case has this been observed to be critical or to be a limiting factor in considerations of reuse except in that the amount of loading (weight) which can be placed on existing footings should be carefully considered. This settlement situation is natural, and can be contributed to several factors:

1) The buildings are built partially on fill, 2) Some

of them are partially built over the arched subterranian viaduct, 3) in some cases there are springs under the buildings and subsurface water may be seeping under the footings, and 4) The arched subterranian aquaduct (which is under the lawns and porches of the houses) and the catch basins which empty into it, occasionally do not adequately remove heavy rainfall and the basements of the houses flood. This causes deterioration to walls and softens the ground which can cause additional settlement.

C. Surface water which runs down the mountain in some cases runs against the rear walls of the bathhouses and in most cases this is not properly handled (see following sketch). This needs to be corrected because this water is infiltrating into the buildings and causing plaster and mortar deterioration.

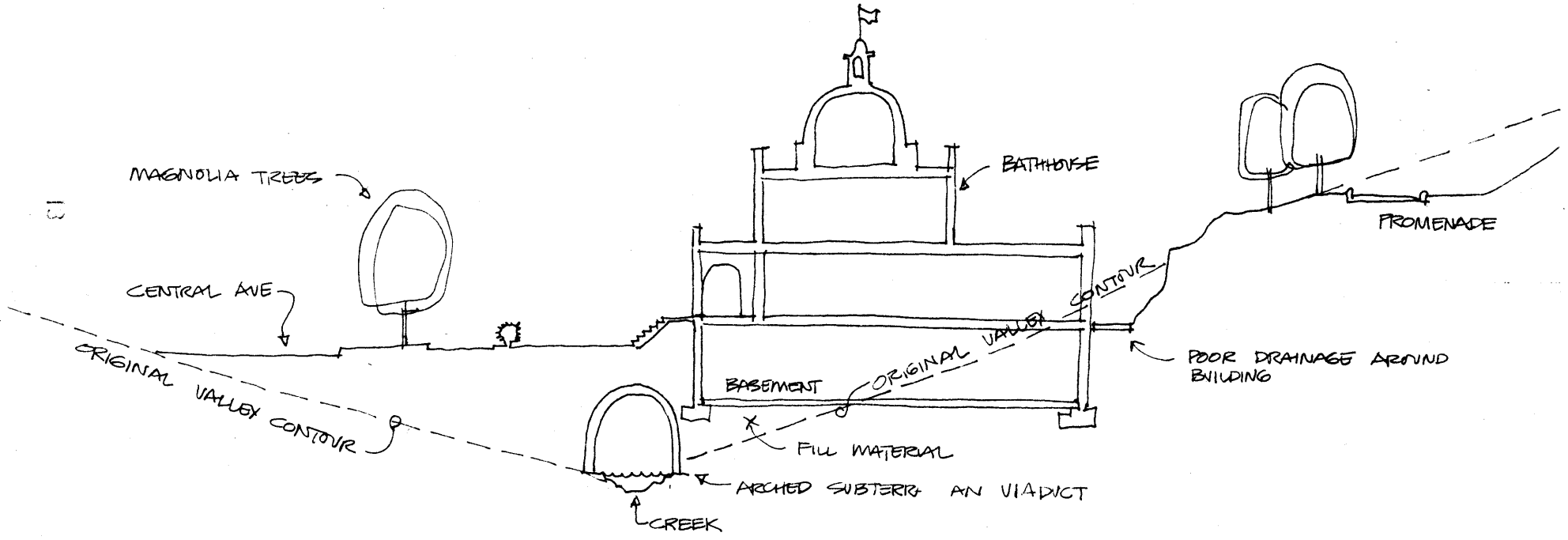
D. The roofs in all cases but the Hale and the Visitor's Center have not been maintained and have many succesive layers of roofing. In order to properly remedy the leaks in all of the bathhouses except the Hale, these roofs need to be completely removed including the flashing, cleaned, the decking repaired, reroofed and reflashed, with all necessary repairs made to the downspouts. This is the major single expense to be incurred in preserving these buildings.

E. The mechanical and electrical systems of these buildings are adequate (except for the Fordyce which must be reworked) but must be modified to meet any additional requirements. None of the buildings are air conditioned and the heating capability must be carefully studied when new uses are contemplated in detail. The requirements for heating bathhouses are different from other types of usage, and although boilers and piping appear to be in good condition (they are regularly inspected), modifications will in some instances be necessary for the new requirements of a changed function. The electrical systems, with the exception of the Fordyce which is closed, have all been updated within the last few years.

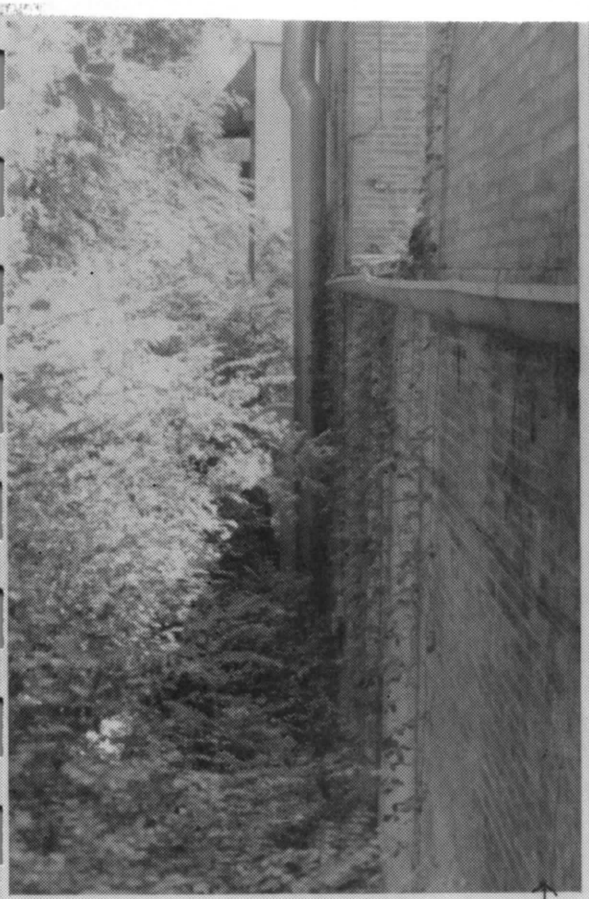
F. The condition of interior finishes varies from room to room, but generally the leaking roofs have caused extensive damage on upper floors and other surfaces need miscellaneous repairs.

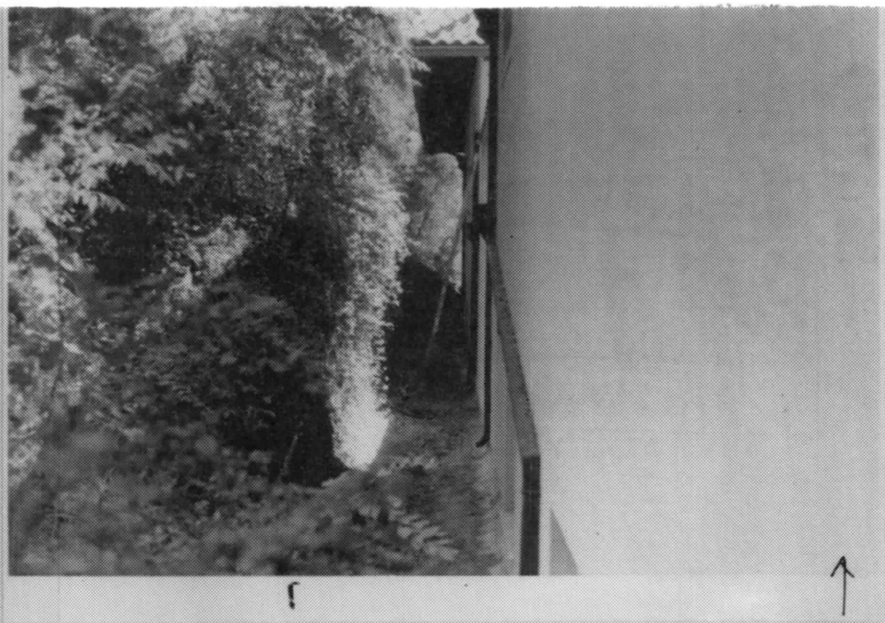
G. If restoration is contemplated in any of the major interior spaces in any of the houses (restoration in the sense of exact duplication or reworking of original plaster detailing, stencling, painting, etc.), major expense will be incurred in accomplishing this. However, this item can be approached only after careful study of each space and after the decision of what to do with it. Exact restoration

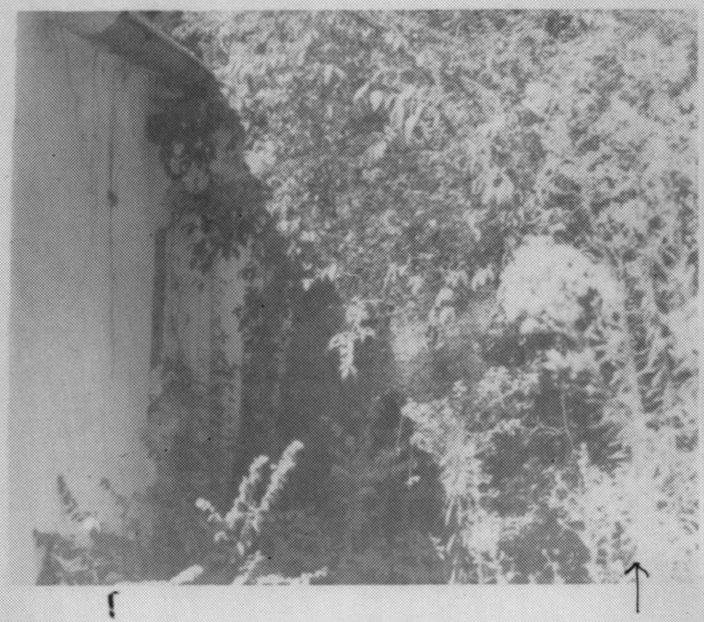
or preservation, in this most rigorous sense, has not been dealt with elsewhere in this report.

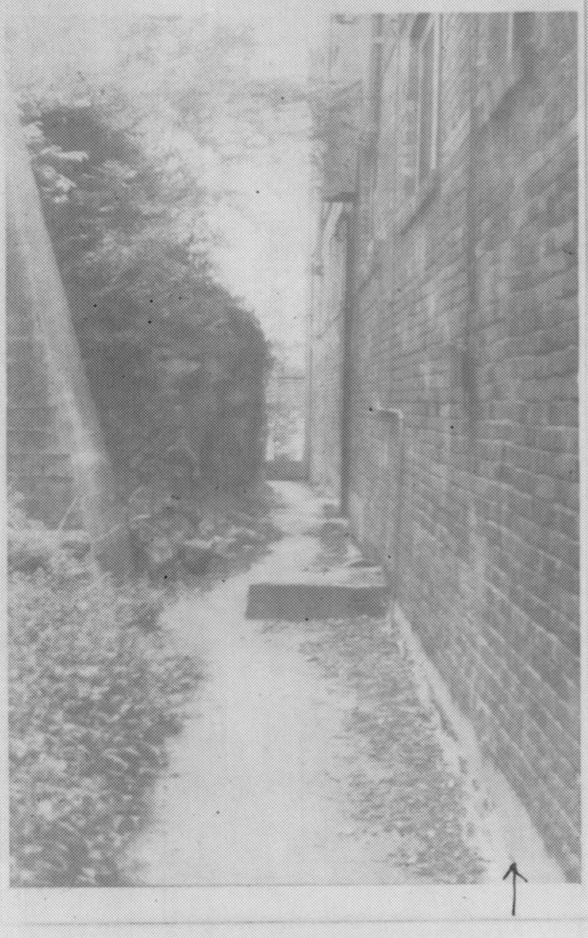


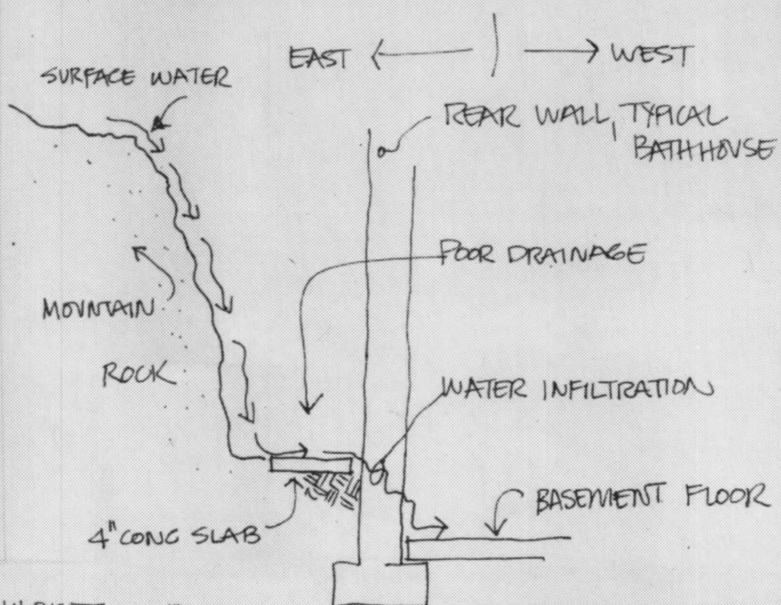
TYPICAL CROSS SECTION, BATHHOUSE, CREEK, PROMENADE — NO SCALE











TYPICAL SITUATION @ REAR OF BATHHOUSES – POOR DRAINAGE OF SURFACE WATER

RECOMMENDATIONS

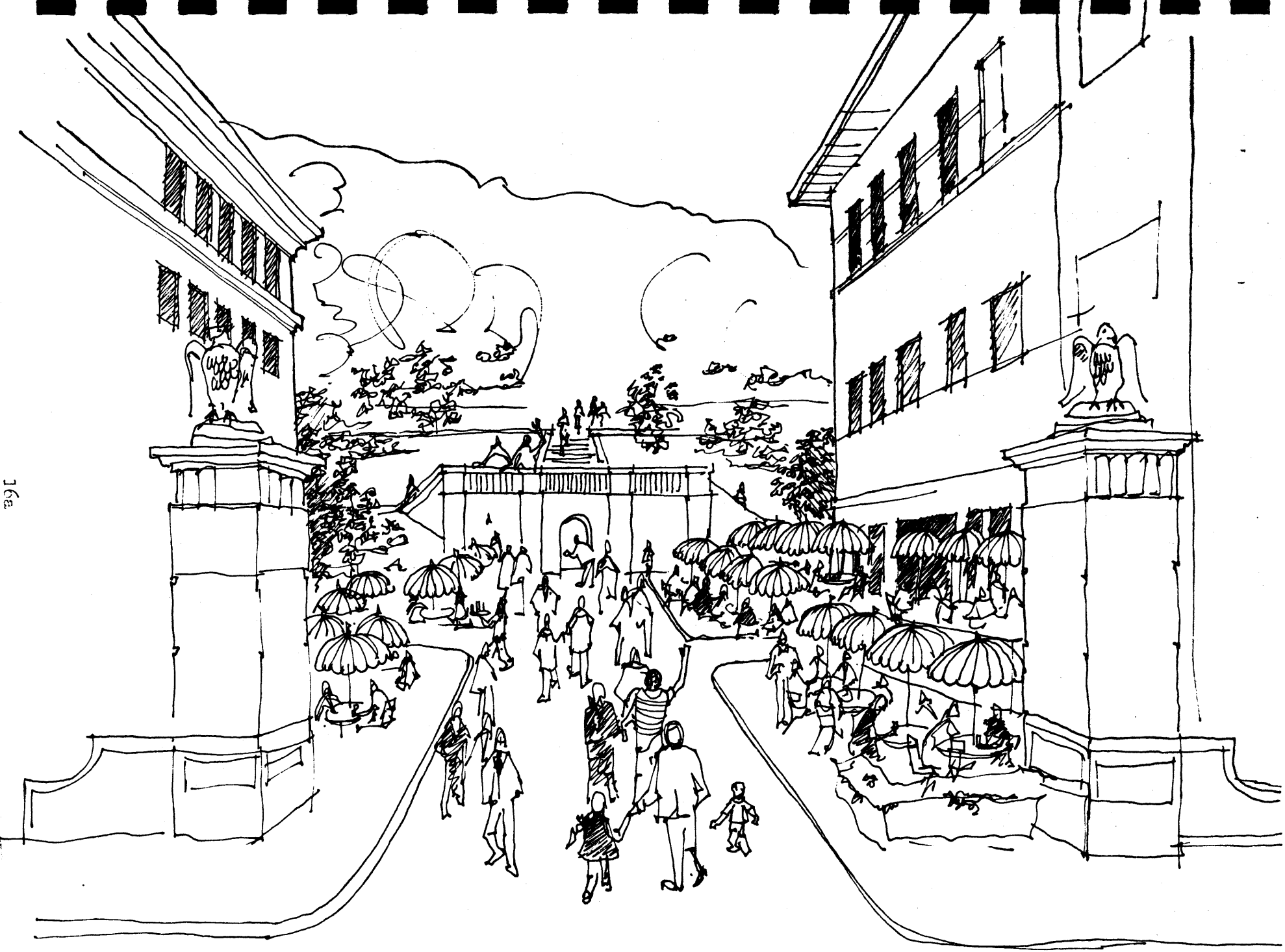
Consistent with the "Development Concept Plan" which was submitted in January, 1973, we recommend that Bathhouse Row be preserved and repaired and that the buildings be adapted to uses which will generate a higher level of utilization and appreciation. In some houses we feel that the bathing industry should remain but be updated, with an emphasis more toward weight reduction and physical fitness than therapeutic bathing. In other houses we are recommending changing the use entirely, specifically across from the proposed Hot Springs Square where the proposed emphasis is Vistors' Center and tourist-related commercial, such as restaurants, shops, crafts, etc., uses intended to draw heavy pedestrian traffic across Central Avenue and pump new life into Bathhouse Row. In order to accomplish this change of usage, those houses no longer used for bathing will be reworked inside to facilitate larger and more flexible spaces, better interior circulation and compliance with the building codes (which will entail new stairs, elevators, etc.). In addition to interior renovation we propose that the south wall of the Maurice and the north wall of the Fordyce be modified to include access to the sidewalk between them, and to transform this space into sidewalk cafe type usage, as well as access to the promenade. This modification is necessary because of the realization that the sidewalk to storefront relationship which is so important to shop and restaurant owners is difficult to achieve in these monumental bathhouses, and that they will be most successful if a way can be found to make them both a center of a activity and visually inviting and immediate. This proposal does that: it makes the Maurice and the Fordyce the center of activity on the east side of Central Avenue, and they draw the traffic which will make viable commercial uses adjacent to these two buildings. The following paragraphs outline the proposed uses of each structure.

The Superior is proposed to either be converted to commercial use or to house the heat exchanger which could be moved from Arlington Lawn to open space and remove the noise diversion. The Superior/heat exchanger combination is also to be utilized as an interpretive structure.

The Hale Bathhouse. The Hale is proposed to be rehabilitated and converted to commercial use, possibly as shops. It could provide a relocation resource for business displaced by the plaza.

The Maurice Bathhouse. The Maurice, architecturally one of the finest bathhouses on the Row, is proposed for the new Hot Springs National Park Visitors' Center. It occupies the central position on Hot Springs Square, directly opposite the plaza and aerial tramway, immediately adjacent to the underpass, and sandwiched between the cascade to the north and the formal park entrance to the south.

The Fordyce Bathhouse. The Fordyce is, along with the Maurice, one of the finest structures on the Row and it occupies the second most prominent position on Hot Springs Square. It is proposed that the Fordyce be utilized for a facility that draws heavy pedestrian traffic, due to its position on the Square. A museum, a restaurant, shops, these and similar uses singly or in combination would be ideal for the Fordyce. It is such a fine, large building and so well-situated that close consideration should be given so as not to underutilize its potential. For this restaurant to be realistic, however, off hour truck deliveries must be facilitated. We propose that a carefully landscaped driveway be added between the Fordyce and the Quapaw, the women's comfort station be relocated and truck docking facilities be added. This area would not be used for parking, only for deliveries and trash pickups.



PROPOSED USE OF AREA BETWEEN FORDYCE (right) and Maurice

THE QUAPAW can funtion either as an extension of Hot Springs Square for additional shops (an additional relocation resource) or as a rehabilitated bathhouse, depending upon demand.

The Ozark can be remodeled and re-oriented for cosmetic or updated therapeutic bathing.

The Buckstaff, one of the finer buildings on the Row and currently the most successful operation, can be remodeled and re-oriented for cosmetic or updated therapeutic bathing.

The Lamar can also be remodeled for cosmetic or updated therapeutic bathing.

Administration Building. This little building should be preserved along with the bathhouses and can continue to house offices of the National Park Service, since it has the only available parking on this side of Central Avenue.

SUPERIOR

The Superior dates from about 1920, and it is in the Edwardian style, which refers to many classically designed buildings of the first decade of the 20th Century. It has pilasters on both the forward projecting sun porch and on the two-story portion of the building. The pilasters in both cases are set out from the mass of the building with ornamental tile and brick patterns. The vaguely Doric pilaster capitals are inset with a center medallion of green tile, as are the pateria over the pilasters in the friezes of the upper and lower cornices. Both the sun porch and the two-story portion of this bathhouse are topped with brick parapets.

The ground floor of the Superior forms an "L" shape and consists of the lobby and sitting area in front, and stairs on either side of the lobby. The men's dressing, bath hall, and pack room are on the north and longer side of the building, and the ladies' smaller, but similar, facilities are along the rear and south side of the building.

The second floor has additional men's and women's dressing spaces, and lounge space to the front with massage spaces in the rear.

The Superior roof is flat over both legs of the "L" and has a brick and clay tile parapet.

The basement is below grade and about one-half the size of the first floor. Employee locker rooms are at either end with the storage and laundry spaces in between. The boiler and machinery room is immediately adjacent and east of the laundry space.

CONDITION

This building is of load bearing masonry walls, concrete beam and flat slab construction, with a few interior concrete columns. There are cracks which indicate settlement where the sitting area joins the main part of the building and in the North-East corner of the building. In the second instance, the cracks are observable both in the exterior masonry wall and the first floor slab. An additional crack appears in the second floor ceiling of the Women's Cooling Room. None of these cracks appear to be major or serious, and can be repaired by grouting and pointing (masonry). On the measured drawings, these cracks are indicated as follows:

Basement: (A) location of ceiling crack

First Floor: (A) location of crack around sitting area

Second Floor: (A) wall crack in a pattern which indicate settlement.

(B) crack near ceiling which extends the length of the wall.

The concrete analysis indicates that the concrete is of adquate strength for reasonable reuse of the building.

The exterior walls, except as mentioned above, are in good

condition and the roof, while not visably leaking, shows many applications of reroofing and should be removed, cleaned, reflashed and reroofed. The interior is in basically good condition with only some surface repairs required. The mechanical and electrical systems appear to be adequate for the current usage. This building, while one of the least interesting architecturally, is among the best in condition.

NORVELL PLOWMAN, PRESIDENT

Norvell Plowman Laboratories, Inc.

CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES

P. O. Box 245 LITTLE ROCK, ARKANSAS 72204 MO 4-257

RECEIVED
OCT 24 1973

REPORT OF Impact Hammer Tests

FOR National Parks & Recreation Service, Hot Springs
c/o Cromwell, Neyland, Truemper, Millett & Gatchell, 416 Center, Little Roc

PROJECT Survey of physical condition of Bath Houses, Hot Springs, by NPLabs.

SAMPLED FROM x

SOURCE See below - Tests taken 10-12-73

SUPERIOR BATH HOUSE:

Basement: Sample No.	Scale Reading:	Lbs./Sq. Inch:
1	52	6450
2	52	6450
3	50	6150
4	46	5300
5	52	6450
6	48	6000
First Floor:		
1	48	6000
2	54	6850
3	58	7000
4	42	4050
5	52	6450
6	46	5300
Second Floor:		
1	46	5300
2	42	4050
3	44	4300
4	48	6000
5	52	6450
6	56	6950
7	54	6850

HALE BATH HOUSE:

Basement: Sample No.	Scale Reading:	Lbs./Sq. Inch:
1	32	3000
2	36	3450
3	34	3350
4	32	3000
5	38	3600
First Floor:		
1	32	3000
2	62	7000+
3	60	7000+
4	54	7000+
5	58	7000+
Second Floor:		
1	38	3600
2	42	4050
3	46	5300
4	46	5300
5	42	4050

TEST NO.

NORVELL PLOWMAN LABORATORIES, INC.

EXISTING FINISH SCHEDULE

SUPERIOR BATH HOUSE, HOT SPRINGS, ARK

ROOM NO.	FINISHES												COMMENTS
	FLOOR		BASE		WAINSCOT		WALLS			CEILING			
	CONC.	PAINT. CONC.					CONC.	PAINT.	PART. BRD.	CONC.	PAINT.		
B100		◑					◑			◑			
B101		◑					◑			◑			
B102		◑							○	◑			
B103		◑					◑			◑			
B104		◑					◑			●			
B105	◑							○			○		
B106	○						◑			◑			
B107	○						◑			◑			

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

SUPERIOR BATH HOUSE, HOT SPRINGS, AR

1st FLOOR	FINISHES																																					
	FLOOR					BASE					WAINSCOT					WALLS					CEILING					COMMENTS													
ROOM NO.	TILE		MARBLE		WOOD	CONC.	TILE		MARBLE		WOOD		TILE		MARBLE		NONE		STUCCO. PAINT		CONC.		PAINT																
100	○						○						○						○				○																
101	○						○										○																						
102	○								○								○		○				○																
103	○						○										○		○				○																
104	○								○								○		○				○																
105	○						○										○		○				○																
106	○						○										○		○				○																
107				○						○							○		○				○																
108	○								○								○		○				○																
109	○						○						○						○				○																
110	○						○										○		○				○																
111	○						○										○		○				○																
112	○								○						○				○				○																
113	○						○						○						○				○																
114	○						○										○		○				○																
115	○																○				○		○																
116			○						○								○		○				○			tile landing													
117	○						○										○		○				○																
118	○						○										○		○				○																
119			○						○				○						○				○																

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

SUPERIOR BATH HOUSE, HOT SPRINGS, ARK.

FL. SECOND FLOOR

RM. NO.	FINISHES										COMMENTS
	FLOOR		BASE		WAINSCOT		WALLS		CEILING		
	TILE		TILE				PAINT		PAINT		
200	○		○				○		○		
201	○		○				○		○		
202	○		○				○		○		
203	○		○				○		○		
204	○		○				○		○		
205	○		○				○		○		
206	○		○				◑		◑		
207	○		○				◑		◑		
208	○		○				○		○		
209	○		○				◑		◑		
210	○		○				○		○		
211	○		○				○		○		marble handrail & corner post

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ◍ MAJOR REPAIR

SUPERIOR BATHHOUSE: COST ESTIMATE

A. Cost estimate for structural repair, exterior repainting, reroofing, etc.

Repoint or pressure grout settlement cracks @ north east corner of building	$ 1,500.00
Reroute surface water and waterproof	2,500.00
Epoxy grout approximately 10% of basement ceiling. 2,700 X .10 X $.50	150.00
Epoxy grout approximately 30% of interior surface of basement walls. 2,750 SF X .30 X $.50	420.00
Repair and repaint cornices	1,500.00
Repair, clean, reglaze and repaint wood window casings, sashes and sills	2,500.00
Remove old roofing and flashing, reroof and reflash. 4,530 X 2.50	11,325.00
Sub-Total	19,895.00
CONTRACTOR'S 15% OH & P PLUS 5% CONTINGENCY	3,979.00
Total	23,874.00

B. Cost estimate for safety provisions

Fire stair enclosures (complete existing enclosures, and fire doors, etc.) Lump sum	2,000.00
Add fire hose cabinets and piping	1,500.00
Sub-Total	$ 6,500.00
CONTRACTOR'S 15% OH & P	975.00
Total	7,475.00

C. Cost estimate of additional interior preparation of space

into adaptive use (See recommendations)

Surfaces and finishes 7,960 SF X $2.00/SF =	$ 15,920.00
Electrical revisions	2,000.00
Airconditioning 7,960 SF X $3.00/SF	23,880.00
Sub-Total	41,800.00
CONTRACTOR'S 15% OH & P	6,270.00
Total	$ 48,070.00

D. Cost estimate for annual maintenance*

Cost of roof ÷ 25 years = 11,300 ÷ 25 =	450.00
Cost of painting ÷ 5 years = 4,000 ÷ 5 =	800.00
Cost of pointing ÷ 20 years = 5,000 ÷ 20 =	250.00
Interior painting 10,650 SF X $.25 ÷ 5 years =	532.00
Miscellaneous annual expense	500.00
	$ 2,532.00

E. Total A, B, & C = $ 79,420.00


SUPERIOR
BATHS



100



SUPERIOR - LOOKING NORTH-EAST



SUPERIOR - LOOKING SOUTH-EAST



100 LOBBY



102 FROM PORCH INTO SITTING AREA & LOBBY BEYOND

SUPERIOR



116 STAIR



113 MEN'S BATH HALL

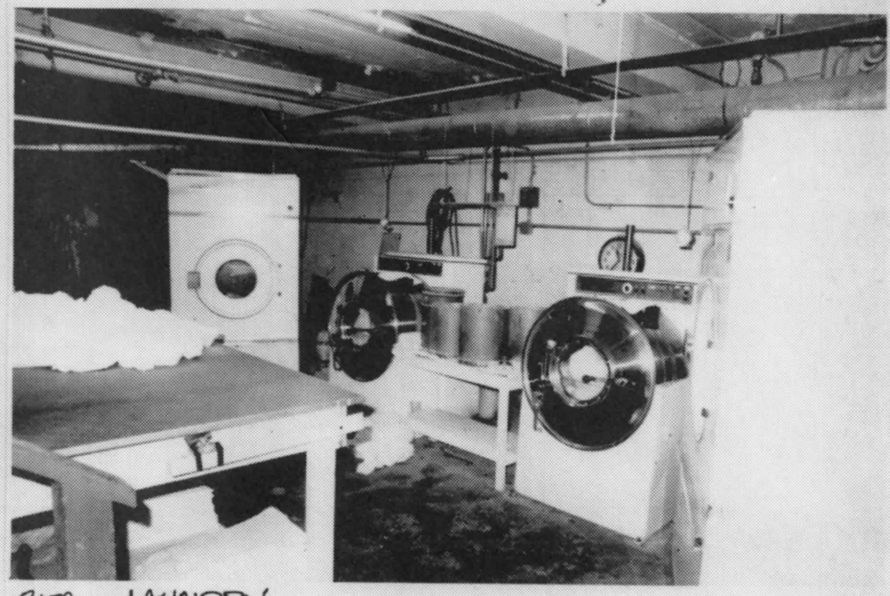


117



207 DRESSING ROOM / COOLING RM

SUPERIOR



B100 LAUNDRY

HALE

The Hale, a handsome example of the Spanish-Italian revival, is of a style made famous by George Washington Smith, Van Pelt and Maybury, Reginal Johnson in California, and J.J.B. Benedict in Colorado.

The facade is treated with an arcuated series of windows, and pilasters with terra cotta capitals, and a terra cotta cornice. On both floors the openings are used to suggest arcades with piers with capitals. Over the entrance there is a double curved parapet, and the name of the bathhouse worked out in terra cotta. On either side of the entrance there are small windows, barred by handsome wrought iron grilles. There is a great hipped roof of red tile, which admirably finishes off the building. The entrance arcade forms a sun room.

The first floor consists of the lobby with sitting areas on either side and an office behind the reception counter. The south side of the building, consisting of the front one-half and the rear two-thirds, is the men's dressing room, pack room, cool room, and a bathing hall that is skylighted at the north end. The women's side is similar, but subtantially smaller. Both sides have stairs on either side of the lobby/office area.

The second floor has additional dressing spaces for men and women as well as their respective cooling rooms and massage areas. There

is also a men's and women's small staff lounge adjacent to the stairs.

The roof is all clay tile and slopes to all four sides for drainage. There is a small "T" shaped area, just north of center in the rear where the metal frame and wire glass skylight is located over the men's bathing hall.

The basement is below grade and approximately one-half as large as the first floor. Along the front and on either end are storage areas. Moving from north to south is the women employee's dressing room, the men employee's dressing room, and boiler room. Directly across from the women's dressing room is the display spring which changes from the painted concrete finish to a tile finish. The remainder of the basement is storage to the north and a large fan/storage room to the south.

CONDITION

The Hale has seen major remodeling at least twice. When the original building was built we don't know, but there are drawings extant by Mann and Stern dated 1914 which show that the majority of the building was reworked at that time.

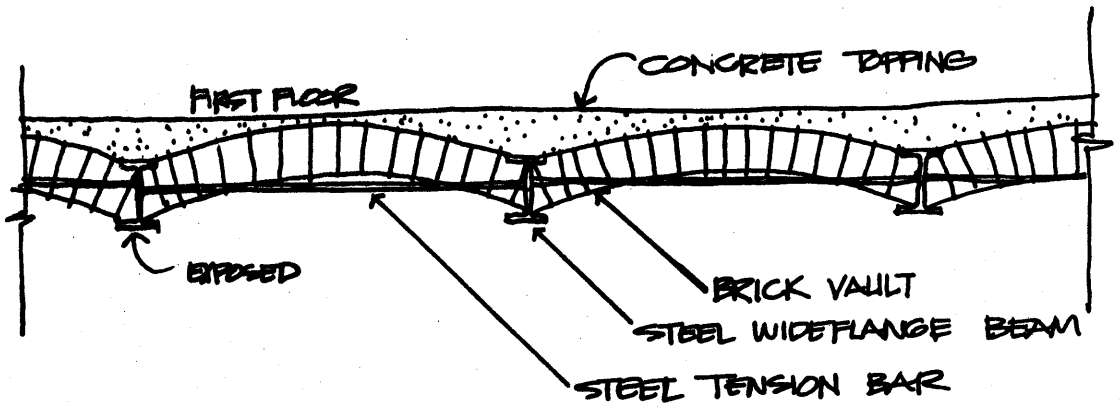
All that remains of the orginal building are some of the walls, the basement construction, 1st floor and about one-third of the second floor. The building was again remodeled in 1937 by Thompson, Sanders and Ginocchio (now the Cromwell Firm) and once again

drastically remodeled. The first photograph following this description shows the Hale between 1914 and 1937. On first comparison, the building bears little exterior resemblance.

The original first floor structure(basement ceiling) is steel beam with shallow brick vaults between them, held in place by steel tension bars, and the whole assembly covered with a concrete topping. (See sketch below) These steel beams are partially exposed and have badly rusted. In some areas, these members will need to be permanently shored, and everywhere the vaults cleaned of loose plaster, pointed and replastered. The exposed beams must be protected in every case from moisture. The second floor area which is original is of wood framing (under rooms number 200,201, 202, 212, 213, 214,215,and 216). Apparently this floor was not replaced during the first remodeling in order to retain ceiling molding in the first floor entrance rooms. Most of these moldings were covered over or removed in 1937, however, the condition of this floor is adequate at present, and its future disposition will depend upon the future use of the building. The remainder of the second floor is conc. beam and flat slab construction and in adequate condition.

The tile roof and exterior stucco appear to be in good condition. Wood windows need to be scraped, repaired and repainted. The interior, except for the basement, needs only to have the plaster patched and painted. A change in the utilization of the structure

will most likely necessitate more extensive interior reworking. The mechanical and electrical systems are adequate for their present usages.



BASEMENT CEILING/ FIRST FLOOR STRUCTURAL SYSTEM
NO SCALE

Norvell Plowman Laboratories, Inc.

CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES

P. O. Box 2453 LITTLE ROCK, ARKANSAS 72204 MO 4-257

RECEIVED

OCT 24 1973

ARCHITECT-ENGINEER

REPORT OF Impact Hammer Tests

FOR National Parks & Recreation Service, Hot Springs
c/o Cromwell, Neyland, Truemper, Millett & Gatchell, 416 Center, Little Roc

PROJECT Survey of physical condition of Bath Houses, Hot Springs, by NPLabs.

SAMPLED FROM x

SOURCE See below - Tests taken 10-12-73

SUPERIOR BATH HOUSE:

Basement: Sample No.	Scale Reading:	Lbs./Sq. Inch:
1	52	6450
2	52	6450
3	50	6150
4	46	5300
5	52	6450
6	48	6000
First Floor:		
1	48	6000
2	54	6850
3	58	7000
4	42	4050
5	52	6450
6	46	5300
Second Floor:		
1	46	5300
2	42	4050
3	44	4300
4	48	6000
5	52	6450
6	56	6950
7	54	6850

HALE BATH HOUSE:

Basement: Sample No.	Scale Reading:	Lbs./Sq. Inch:
1	32	3000
2	36	3450
3	34	3350
4	32	3000
5	38	3600
First Floor:		
1	32	3000
2	62	7000+
3	60	7000+
4	54	7000+
5	58	7000+
Second Floor:		
1	38	3600
2	42	4050
3	46	5300
4	46	5300
5	42	4050

TEST NO.

NORVELL PLOWMAN LABORATORIES, INC.

EXISTING FINISH SCHEDULE

HALE BATH HOUSE, HOT SPRINGS, ARK.

RM. NO. / FL. BASEMENT	FINISHES																				COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILING				
	CONC.	TILE			TILE	NONE			TILE	NONE			CONC.	PAINT	TILE	MASONRY	CONC	PAINT	TILE	BRICK	
B100	○					○				○			○				○				
B101	○					○				○				◑				◑			flat brick arch
B102	○					○			○					◑				◑			flat brick arch
B103	○					○				○						○		○			
B104	○					○				○				○				○			flat brick arch
B105	○					○				○						○				◑	exposed brick arch
B106	○					○				○			○				◑				
B107	○					○				○						○	○				
B108		◑			○					○					◑				◑		
B109	○					○				○			○					◑			
B110	○					○				○			○					◑			flat brick arch
B111		◑			○				○					○				●			
B112	○					○				○				◑				◑			flat brick arch.
B113	○					○				○				◑				◑			
B114	○					○			○					◑				◑			

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

HALE BATH HOUSE, HOT SPRINGS, ARK.

FIRST FLOOR

RM. NO.	FINISHES																								COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILING								
	TERRAZZO	MARBLE	TILE		MARBLE	TILE			MARBLE	TILE	NONE		PAINTED				PAINTED								
100	○				○						○		○				○								
101	○				○				○				○				○								
102		○			○						○		○				○								
103	○				○						○		○				○								
104			○		○						○		○				○								
105		○			○						○		○				○								
106			○			○					○		○				◑								
107			○			○				○			○				○								wainscot, west wall only
108			○			○					○		○				○								
109			○			○				○			○				○								
110			○			○				○			○				○								
111			○			○				○			○				○								
112			○			○					○		○				○								
113		○			○						○		○				○								
114	○				○						○		○				○								
115			○		○						○		○				○								
1																									

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

HALE BATH HOUSE, HOT SPRINGS, ARK

FL. SECOND FLOOR

ROOM NO.	FINISHES																				
	FLOOR				BASE				WAINSCOT				WALLS				CEILING				COMMENTS
	LINOLEUM	TILE			WOOD	TILE			TILE	NONE			PAINT.				PAINT.				
200	○				○					○			○				○				
201	○				○					○			○				○				
202	○				○					○			○				○				
203	○				○					○			○				○				
204	○				○					○			○				○				
205		◑				◑			◑				○				◑				
206	○				○					○			○				○				
207	○				○					○			○				○				
208	○				○					○			○				○				
209	○				○					○			○				○				
210		○				◑			◑				○				○				
211	○				○					○			○				○				
212	○				○					○			○				○				
213	○				○					○			○				○				
214	○				○					○			○				○				
218	○				○					○			○				○				
216	○				○					○			◑				○				

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

HALE BATHHOUSE: COST ESTIMATE

A. Cost estimate for structural repair, exterior repainting, reroofing, etc.

Reroute surface water and waterproof	$ 2,500.00
Repair, pointing and epoxy grout to basement ceiling 2,500 SF X #2.00/SF =	5,000.00
Permanent shoring, basement	2,000.00
Pressure grout cracks in concrete exterior stair well walls	500.00
Repair, clean, reglaze and repaint wood windows casings and sills, paint stucco	4,000.00
Miscellaneous repair to roof, gutters and downspouts	1,500.00
Sub-Total	15,500.00
15% CONTRACTOR'S OH & P	2,325.00
Total	17,825.00

B. Cost estimate for safety provisions

Demolition of second floor wood structure	5,000.00
Installation of new concrete floor 1,600 SF X $10.00	16,000.00
Sprinkler system in attic	3,000.00
Fire stair enclosure (complete existing enclosures, add fire rated doors, etc.)	3,000.00
Add fire hose cabinets and piping	1,500.00
Add exit lighting, signing, emergency lighting, etc.	2,000.00
Sub-Total	30,500.00
CONTRACTOR'S 15% OH & P	4,575.00

Total	$ 35,075.00

C. Cost of additional interior preparation of space into adaptive use (see recommendations).

Surface and finishes 9,600 SF X 2.00/SF	$ 19,200.00
Electrical revisions	2,000.00
Airconditioning 9,600 SF X 3.00	28,800.00
Sub-Total	50,000.00
CONTRACTOR'S 15% OH & P	7,500.00
Total	57,500.00

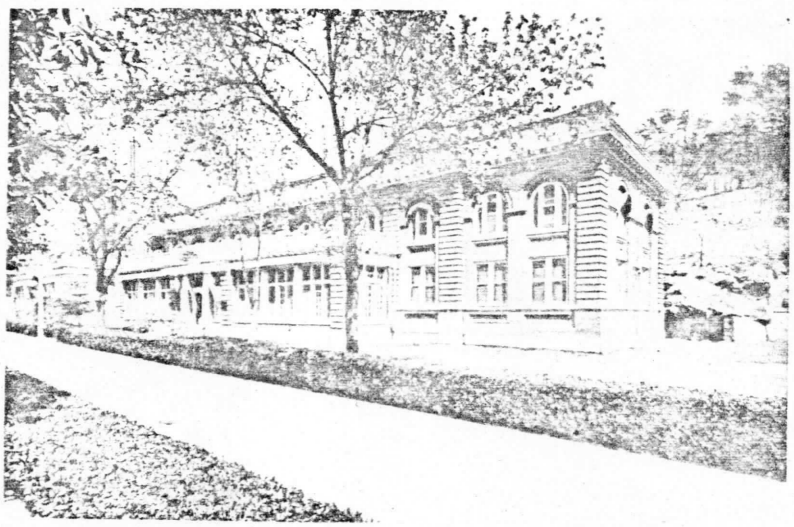
D. Cost estimate for annual maintenance.*

Roof & gutters =	$ 500.00
Cost of painting ÷ 5 = 4,000 ÷ 5 =	800.00
Interior painting 12,000 SF X $.25 - 5 =	600.00
Miscellaneous Annual expenses	500.00
	$ 2,400.00

E. Total A, B, & C $110,400.00

* 1973 Dollar Value

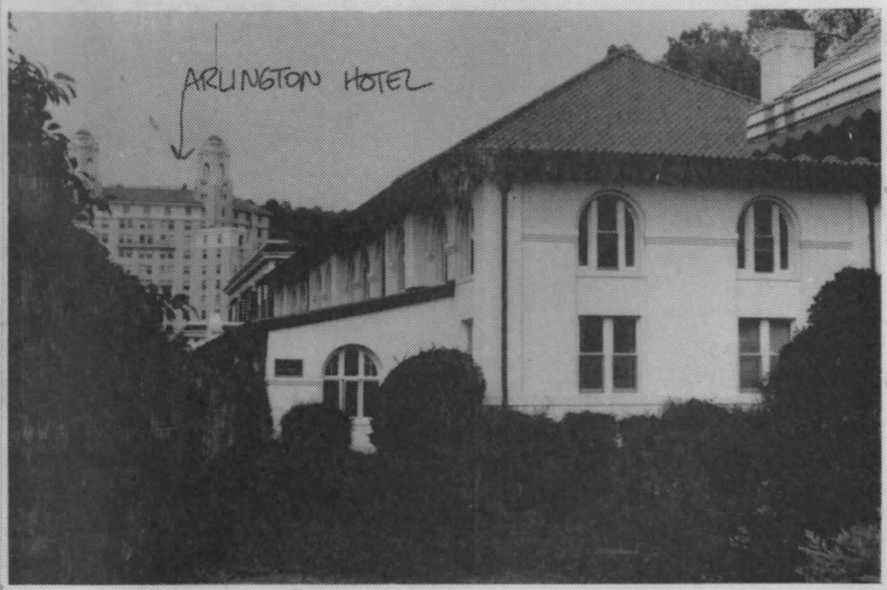
THE HALE WAS REMODELED IN 1937



HALE BATH HOUSE.

COPY OF PRE-1929 PHOTOGRAPH

HALE MAUA



HALE FROM SOUTH WEST



HALE WEST ELEVATION

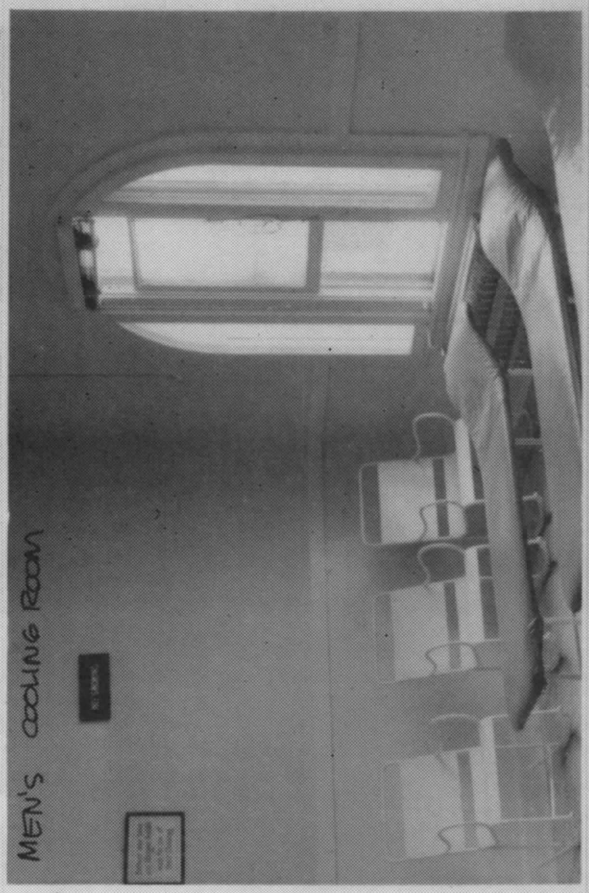


LOOKING EAST / AREAWAY



103 & 114 SUN PARLOR / PORCH

HALE



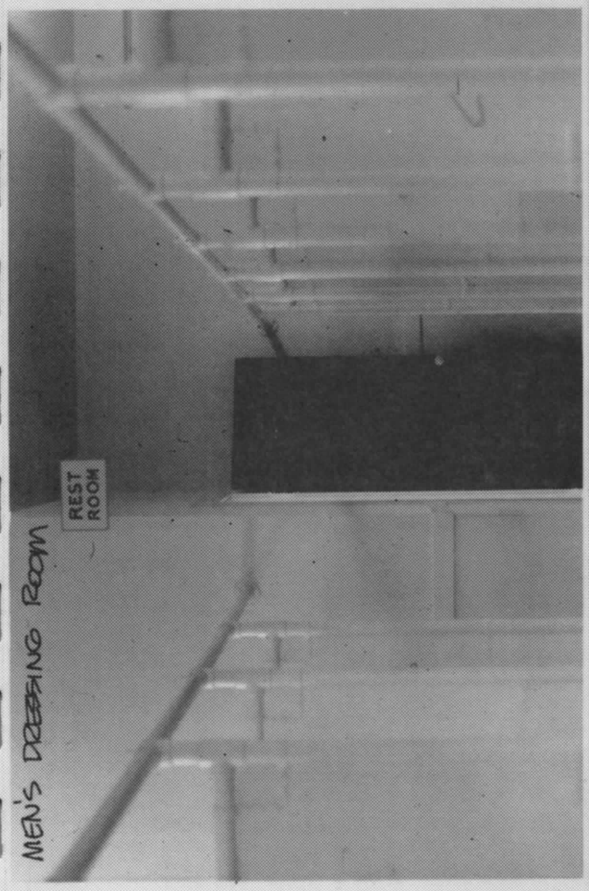
202



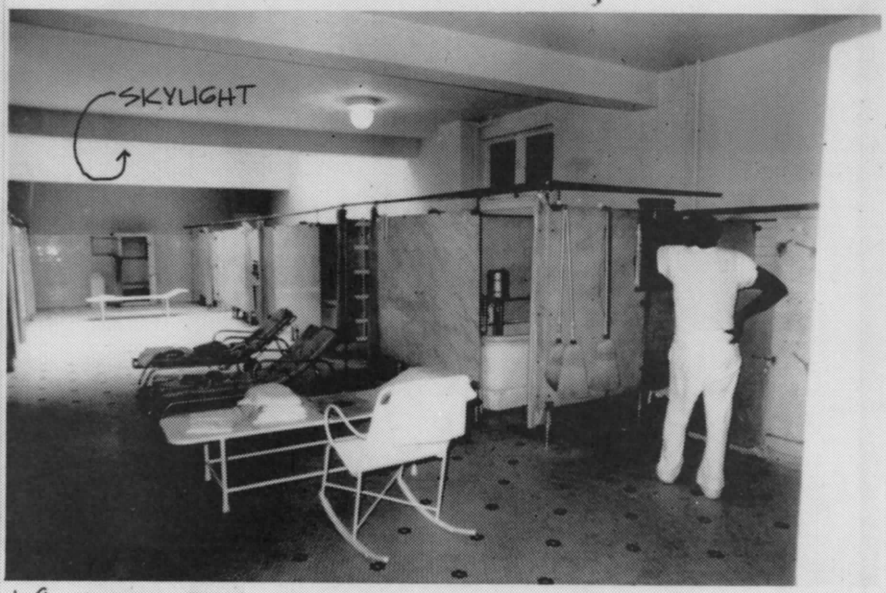
100 LOBBY REGISTRATION DESK



106 DRYING ROOM

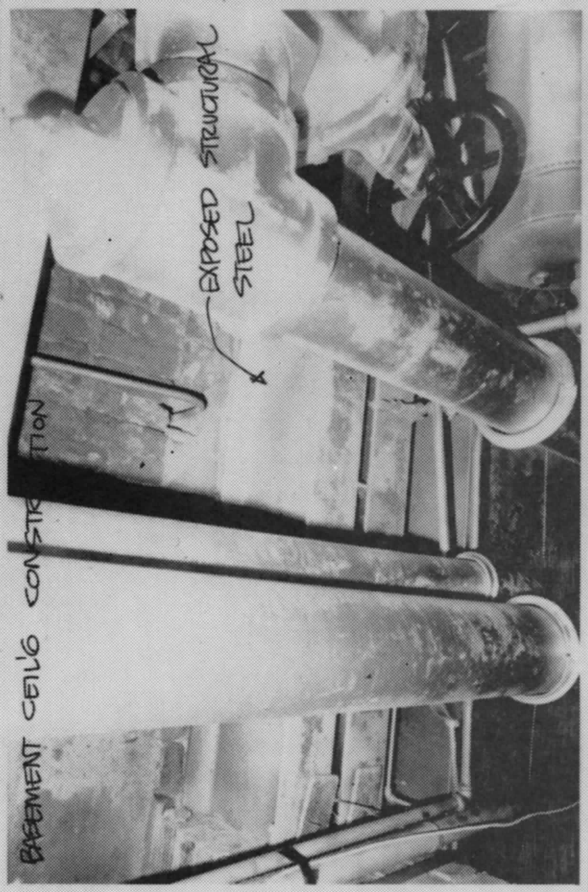


206



109 MENS BATH HALL

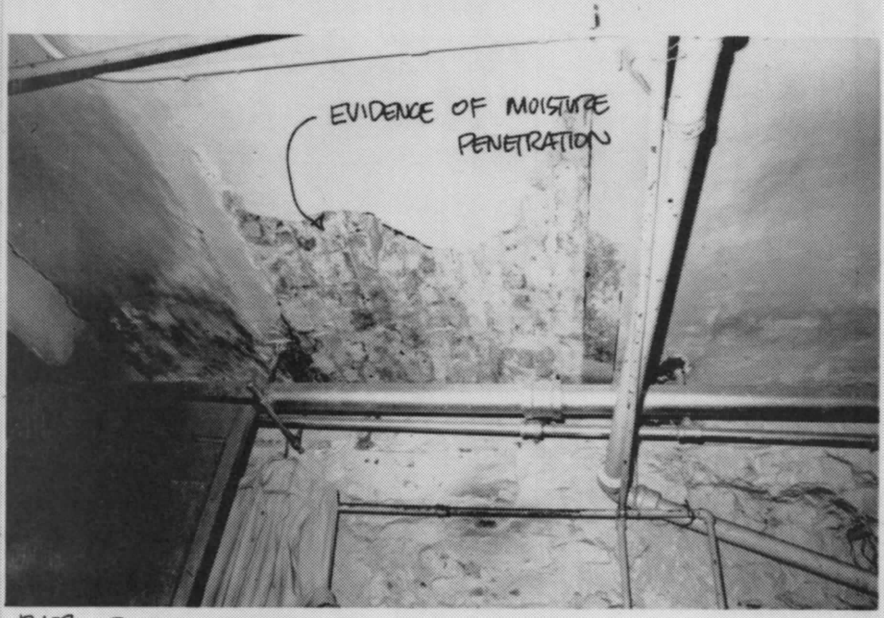
HALE



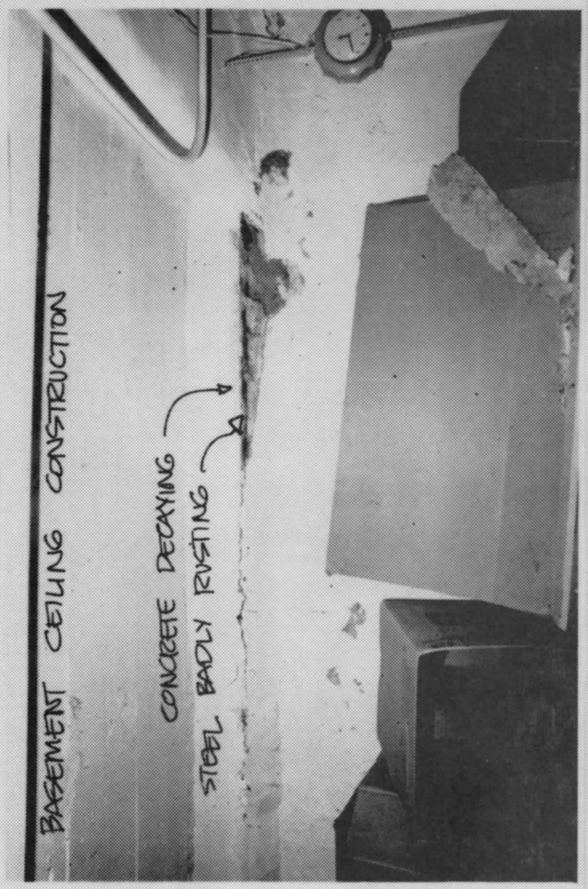
B105 ←



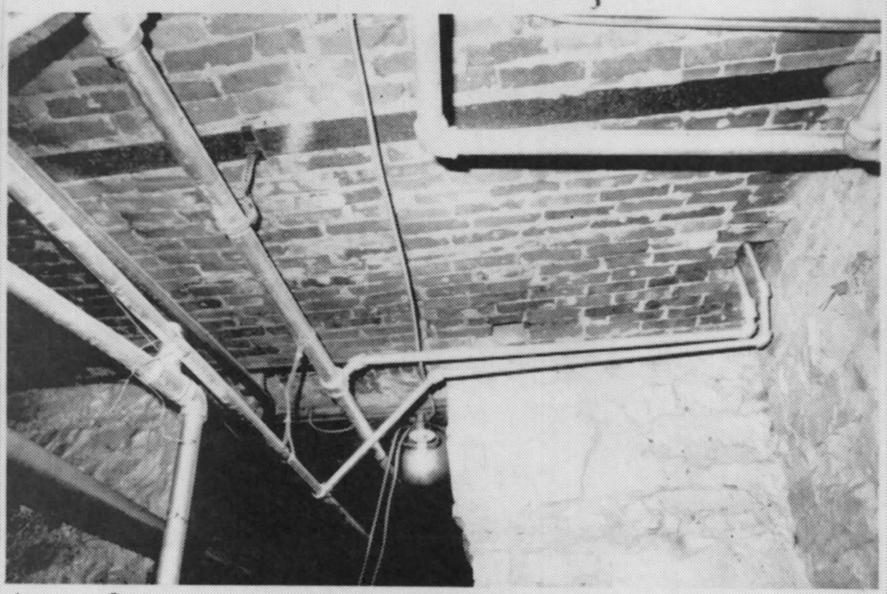
B105 BASEMENT CEILING CONSTRUCTION



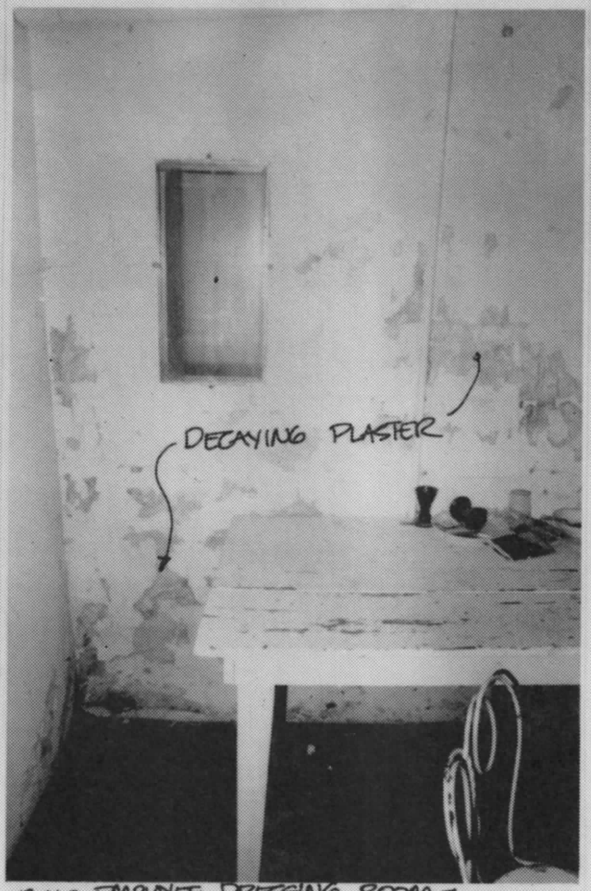
B103 BASEMENT CEILING CONSTRUCTION



B110 ←



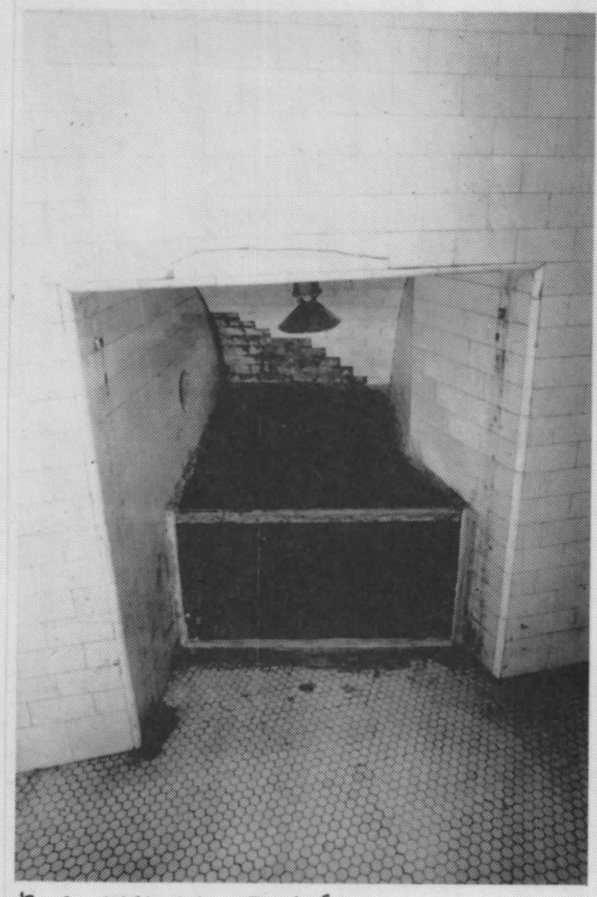
B105 BASEMENT CEILING CONSTRUCTION



B112 EMPLOYEE DRESSING ROOM -
EXTERIOR WALL NEEDS WATERPROOFING



EXTERIOR STAIR TO BASEMENT -
EVIDENCE OF SETTLEMENT



B108 DISPLAY SPRING

MAURICE

Built in 1911, the Maurice is a good example of what might be called California Modern as seen in the works of Louis C. Mullgardt and others of the Bay Region School. Of brick and stucco with inset colored tiles, it has good proportions, simplicity of design, and lack of an electric style that marked the best examples of this type. There is a kind of portico, or porch, set in antis between two pavilions. The five bay motif is used again on the third floor in the central block.

The building is three full stories above ground with a full basement under the front 4/5ths of the building. It has load bearing masonry walls with concrete beam and slab floor construction with the beams generally exposed (although plastered) in the rooms and the masonry plastered inside and stuccoed outside. The non-bearing walls are apparently clay tiles with plastered surfaces.

The ground floor contains porch, lobby, two elevators and stairs at front-center, with men's bathing hall, packroom, cooling rooms and massage room along the south side and rear central, and ladies facilities similar but somewhat smaller along the north side. There are three large leaded stained glass skylights in the men's side (two in room #112 and one in room 107) and one in the ladies side (room #113). In addition there are smaller stained glass windows in the cooling rooms.

The second floor, smaller than the first due to a large portion at the rear which is one story only, has men's and ladies' dressing rooms, a billiard room on the men's side with a painted mural border, and miscellaneous staffrooms.

The third floor, now virtually unused, contains a wood paneled gymnasium which is still equiped, at front-center, and a number of small private rooms along both sides. The interior walls of these small rooms are not load bearing.

The roof of this building is predominantly flat, but has sloping green tile roofs along the parapet, over some of the rear spaces, and over the elevator penthouse. Each of the skylights has raised metal and wireglass enclosures.

The basement is nearly entirely below grade and is only roughly finished with concrete slab and walls exposed and painted, concrete beams and ceiling. An abandoned therapeutic swimming pool stretches across most of the front of the building with mechanical equipment rooms, staff rooms, laundry and storage occupying the remaining spaces.

CONDITION

Two conditions have caused the primary damage to this building: (a) settlement, and (b) lack of roof maintenance.

(a) The entire front wall of the building, which is load bearing, appears to have settled and is evidenced by a series of cracks at the two front corners of the building, the concrete floor slab

in the basement, and patched areas in the tile floors upstairs. These cracks do not appear to be recent, probably indicating that the majority of the movement happened during the first few years of occupancy. This crack is also evident across the front steps and ramp and these should be replaced. The concrete analysis tests indicate that the Southeast corner of the building, basement and second floor have the weakest concrete, and remodeling in this area must be done to strengthen these areas if additional loads are added. The cracks in the masonry nearing walls due to this condition are small enough that rebuilding of this wall is not indicated unless additional loads are placed on the footings and this, of course, is a limiting factor to the range of possible adaptions. The cracks should be pressure grouted and the brick repointed, but the major damage appears to be to the exterior stucco and interior plaster, and much of this can and must be replaced.

(b) The roof is badly blistered and the flashing so many times recoated that the only reasonable solution is to remove all of the layers, clean the surfaces and reroof and reflash. There are now active leaks as can be witnessed from several areas on the third floor where moisture in the walls and ceiling has caused severe plaster deterioration which must be cleaned out and replastered. Several of the roof tiles must also be replaced, but the majority of this roof appears to be in good condition.

Other areas of deterioration are the wood window casings and sills which need spot replacement, cleaning, caulking, reglazing, and repainting; exterior repainting upon completion of plaster patching, and some water-proofing and more careful directing of surface drainage at the base of the building.

On the measured drawings the following items are referenced:

Basement: (A) Settlement crack

(B) Settlement crack, inside and out.

First Floor: (A) Horizontal cracks, extending the length of the wall.

(B) Cracks in wall

(C) Cracks under windows.

(D) Settlement crack in floor

(E) Settlement crack in floor

(F) Crack

(G) Crack in floor

(H) Badly cracked front steps

Second Floor: (A) Crack in wall

(B) Diagonal floor cracks

(C) Diagonal floor cracks

(D) Ceiling plaster damaged

Third Floor: (A) Roof leak damage to ceiling, typical of many places.

(B) Stucco badly cracked around gutter.

Norvell Plowman Laboratories, Inc.

CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES

O. Box 2453 LITTLE ROCK, ARKANSAS 72204 MO 4-257[illegible]

REPORT OF Impact Hammer Tests

FOR

SEE PAGE 1

PROJECT

SAMPLED FROM

OURCE

AURICE BATH HOUSE:

Basement:

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	42	4050
2	44	4300
3	48	6000
4	24	1550
5	20	1250
6	22	1400

First Floor:

1	42	4500
2	44	4300
3	38	3600
4	42	4500
5	28	2800
6	24	1550

Second Floor:

1	42	4500
2	40	4000
3	38	3600
4	42	4500
5	24	1550
6	22	1400

HEALTH SERVICES, INC.

Basement:

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	48	6000
2	42	4050
3	42	4050
4	46	5300
5	42	4050
6	46	5300

First Floor:

1	44	4300
2	46	5300
3	52	6450
4	50	6150
5	48	6000
6	50	6150

Second Floor:

1	42	4050
2	42	4050
3	48	6000
4	46	5300
5	42	4050
6	44	4300

EST NO.

NORVELL PLOWMAN LABORATORIES, INC.

Form No. R-

EXISTING FINISH SCHEDULE

MAURICE BATH HOUSE, HOT SPRINGS, ARK

FL. BASEMENT / ROOM NO.	FINISHES										COMMENTS
	FLOOR		BASE		WAINSCOT		WALLS		CEILING		
	CONC.	TILE					PAINT. CONC.	PLASTER	PAINT. CONC.		
B100	◑						◑				
B101	○						○		○		
B102		○						○			
B103	○										
B104	○						◑		◑		
B105	○						◑		◑		
B106	○										elevator
B107		◑						●	◑		
B108	○						◑		◑		
B109	○						◑		◑		
B110	○						◑		◑		
B111	○						◑		◑		
B112	○						◑		◑		
B113	○						◑		◑		
B114	○						◑		◑		
B115	○						◑		◑		
B116	○						◑		◑		
B117	○						◑		◑		
B118	○										elevator
B119	○						◑		◑		
B120	○						◑		◑		

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ◐ MAJOR REPAIR

EXISTING FINISH SCHEDULE

MAURICE BATH HOUSE, HOT SPRINGS, ARK.

FL. FIRST FLOOR

ROOM NO.	FINISHES																								COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILING								
	TILE	LINOLEUM	TERRAZZO		TILE	LINOLEUM	TERRAZZO	MARBLE	TILE	MARBLE	STONE		PLASTER	WOOD	STUCCO	WALLPAPER	PAINT	LAY-IN							
100	○							○			○			○			○								unfinished & painted woodwork & beams.
101	○				○						○				○		○								painted metal deck
102		○				○					○		○					○							
103	○							○	○				○					○							
104			○				○		○							○	○								
105			○				○		○								○								acoust. tile walls
106			○		○				○				○				○								
107			○		○				○				○				○								
108	○				○				○				○				○								painted wainscot
109			○		○				○				○				○								
110	○							○		○			○				◑								
111	○							○		○			○				◑								
112			○		○						○							○							walls & ceiling tile
113			○		○				○								○								tile walls & stained glass skylight
114			○		○				○				○				○								stained glass windows
115			○				○		○				○				○								
116			○				○		○				○				○								
117			○					○		○								○							acoust. tile walls
118	○							○	○				○				○								
119			○				○		○							○	○								amber stained glass
120		○									○		○					○							
121		○											○				○								

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ◒ MAJOR REPAIR

EXISTING FINISH SCHEDULE

MAURICE BATH HOUSE, HOT SPRINGS, ARK

FL. SECOND FLOOR

RM. NO.	FINISHES																				COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILING				
	TILE	LINOLEUM	TERRAZZO		TILE	LINOLEUM	TERRAZZO	MARBLE	TILE	WALLPAPER	NONE		PAINT.	WALLPAPER	MARBLE		PAINT.				
200			◑				◑		○				◑				○				wainscot painted
201			◑						◑				○				◑				
202		◑				◑			◑				○				○				
203			◑				◑		◑				◑				◑				wainscot painted
204	◑				◑				◑				◑				◑				
205			◑				◑				◑		◑				◑				
206	◑				◑				◑				◑				◑				
207	◑							◑			◑			◑			◑				
208			◑				◑		◑				◑				◑				wainscot painted
209	○				○				○				○				○				
210	○				○				○				○				○				
211			○				○		○				◑				○				
212			◑				○		○				○				○				
213			○				○		○				○				○				
214		○				○				○				◑			○				water damage
215			○				○			○			◑				○				
216			◑				○		◑				◑				○				wainscot painted
217			◑				○			○			◑				○				
218			◑					○	○				○				◑				

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

MAURICE BATH HOUSE, HOT SPRINGS, ARK.

FL. THIRD FLOOR

	FINISHES																
	FLOOR			BASE			WAINSCOT			WALLS				CEILING			COMMENTS
RM. NO.	TERRAZZO	TILE	LINOLEUM	TERRAZZO	TILE	MARBLE	TILE	WOOD	NONE	PAINT				PAINT	EXPOSED BM & GYP. BD.		
300			●			◑		○		◑					●		wainscot - 8'-9" high linoleum over quarry tile
301	○					○	○			◑				◑			
302	◑				◑				○	◑				◑			
303	◑				◑				○	◑				◑			
304	◑				◑				○	◑				◑			
305		○			◑		○			◑				◑			
306		○			◑		◑			◑				◑			marble stalls
307	◑				◑				○	◑				◑			
308	◑				◑				○	◑				◑			
309	◑				◑				○	◑				◑			
310	◑				◑				○	◑				◑			
311	◑				◑				○	◑				◑			linoleum floor
312	◑				◑				○	●				●			
313	◑				◑				○	◑				◑			
314	◑				◑				○	◑				◑			
315	◑				◑				○	◑				◑			
316	◑				◑				○	◑				◑			
317	◑				◑				○	◑				◑			
318	◑				◑				○	◑				◑			
319	◑				◑				○	◑				◑			
320	◑				◑				○	◑				◑			
321	◑				◑				○	◑				◑			
322	◑				◑				○	◑				◑			
323	◑			◑			○			◑				◑			wainscot painted

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

MAURICE BATH HOUSE, HOT SPRINGS, ARK.

THIRD FLOOR CONTINUED

RM. No.	FINISHES																								COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILING								
	TERRAZZO	TILE			TERRAZZO	TILE			TILE	NONE			PAINT.				PAINT.								
324	○				○				○				◑				◑								wainscot painted
325	○				○					○			◑				◑								
326	◑					◑				○			◑				◑								
327	◑					◑				○			◑				◑								
328	◑					◑				○			◑				◑								
329	◑					◑				○			◑				◑								
330	◑					◑				○			◑				◑								
331	◑					◑				○			◑				◑								
332	◑					◑				○			◑				◑								
333	◑					◑				○			◑				●								
334	◑					◑				○			◑				◑								
335	◑					◑				○			◑				◑								
336	◑					◑				○			◑				◑								
337	◑					◑				○			◑				◑								
338	◑					◑				○			◑				◑								
339	◑					◑				○			◑				◑								
340	◑					◑				○			◑				◑								
341	◑					◑				○			◑				◑								
342	◑					◑				○			◑				◑								
343	◑					◑				○			◑				◑								
344	◑				◑				◑				◑				◑								wainscot painted
345	◑					◑				○			◑				◑								
346		◑				◑			◑				◑				◑								skylight & marble stalls
347		◑				◑			◑				◑				◑								

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

MAURICE BATH HOUSE, HOT SPRINGS, ARK.

THIRD FLOOR CONTINUED RM. NO.	FINISHES FLOOR TILE	FLOOR TERRAZZO	BASE TILE	BASE TERRAZZO	BASE MARBLE	WAINSCOT TILE	WALLS PAINT.	CEILING PAINT.	COMMENTS
348	◐		◐			◐	◐	◐	
349		◐		◐		○	◐	◐	
350		○			○	○	◐	◐	

LEGEND OF CONDITIONS:

○ GOOD ◐ MINOR REPAIR & PATCHING ● MAJOR REPAIR

MAURICE BATHHOUSE: COST ESTIMATE

A. Recommendations for structural repair, esterior repainting, reroofing, etc.

Re-channel spring water	$ 2,000.00
Re-route surface water and waterproof	5,000.00
Pressure grout cracks in concrete foundation wall and floor	2,500.00
Repair exterior masonry bearing walls	7,500.00
Repair exterior stucco and ceramic tile	10,000.00
Re-paint exterior	7,500.00
Re-work and re-glaze wood window casing and sills	5,000.00
Rebuild entrance stairs	2,500.00
Remove old roofing and flashing, re-roof and re-flash 8,200 SF X $2.50	20,500.00
Sub. Total	62,500.00
CONTRACTOR'S 15% OH & P	9,375.00
Total	$ 71,875.00

B. Cost estimate for safety provisions

Fire stair enclosures (complete existing enclosures, add fire doors, etc.)	3,000.00
One new fire stair 3 runs @ $1,500.00 each plus $1,000.00 demolition	4,000.00
One new elevator	25,000.00
Fire rated elevator enclosure	3,000.00

Add exit lighting, signing, emergency lights, etc.	$ 4,000.00
Add fire hose cabinets and piping	3,000.00
Sub-Total	42,000.00
CONTRACTOR'S 15% OH & P	6,300.00
Total	$ 48,300.00

C. Cost estimate for additional interior preparation of space into adaptive use (See recommendations).

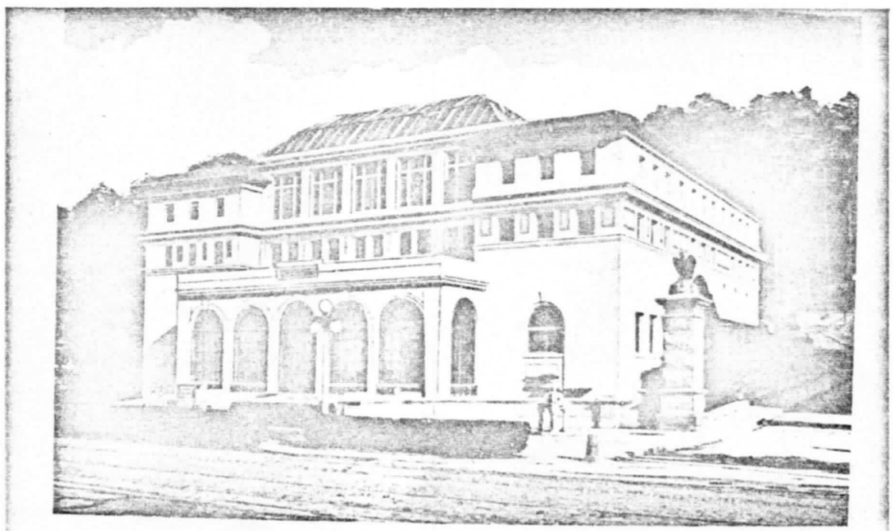
Surfaces and Finishes 18,000 X $2.50	45,000.00
Electrical Revisions	10,000.00
Airconditioning 18,000 SF X $3.00/SF	54,000.00
Sub-Total	109,000.00
CONTRACTOR'S 15% OH & P	16,350.00
Total	$125,350.00

D. Cost estimate for annual maintenance.*

Cost of roof ÷ 25 years = 20,500 ÷ 25 =	820.00
Cost of exterior painting ÷ 5 years =	1,500.00
Cost of interior painting ÷ 5 years 22,900 SF X $.25SF ÷ 5 =	1,145.00
Miscellaneous annual expense	1,000.00
	$ 4,465.00

E. Total A, B, & C $245,525.00

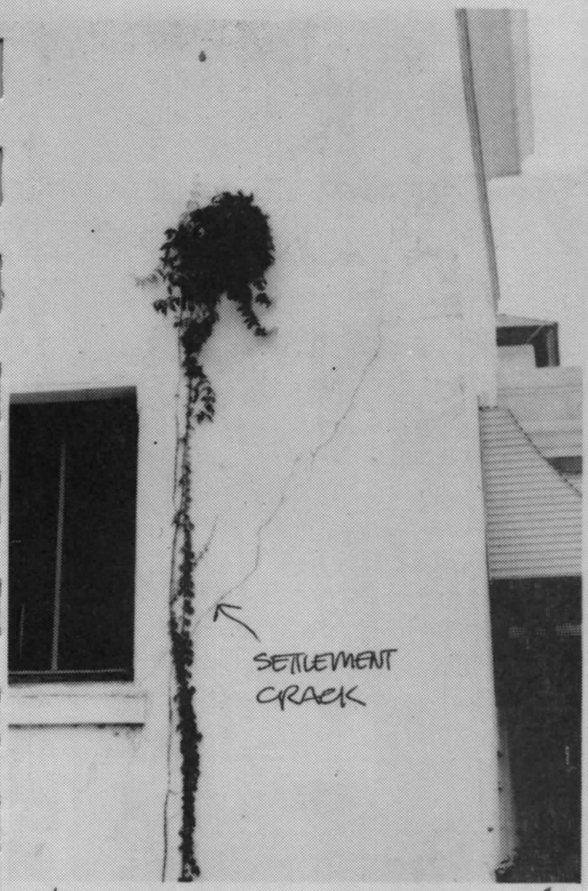
* 1973 Dollar value



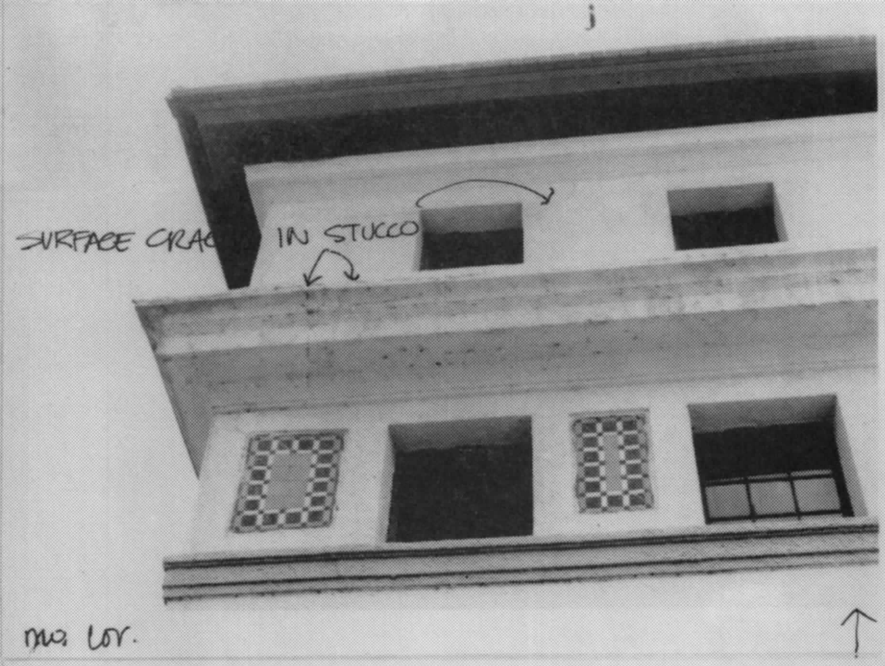
THE MAURICE BATH HOUSE.

COPY OF A PRE-1929! PHOTOGRAPH


THE MAURICE
MAURICE



north side



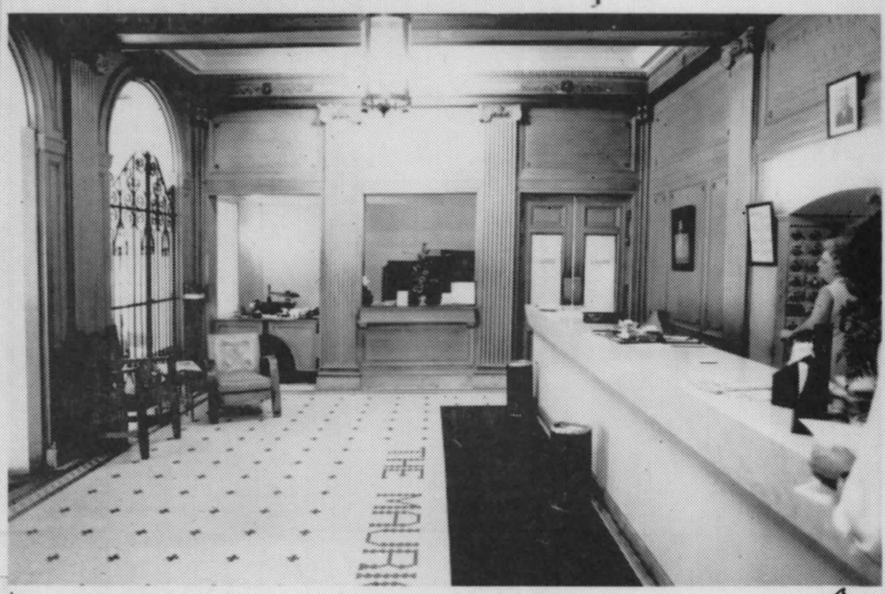
NW. COR.



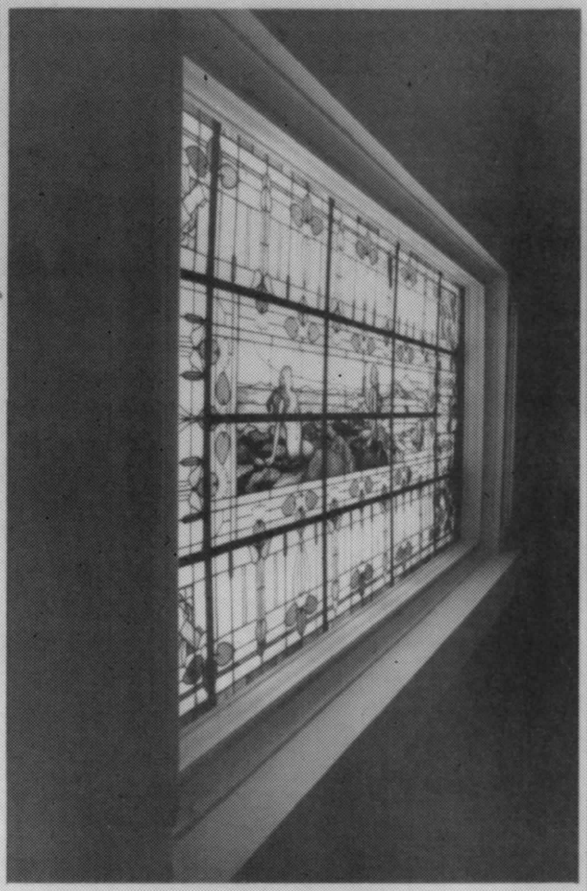
MOLDINGS OVER DESK, LOBBY



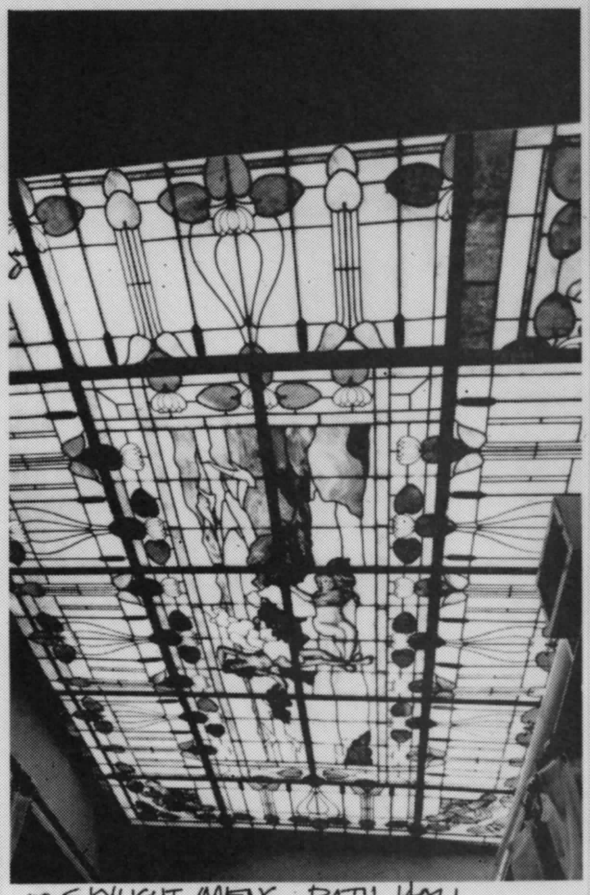
LOBBY



LOBBY

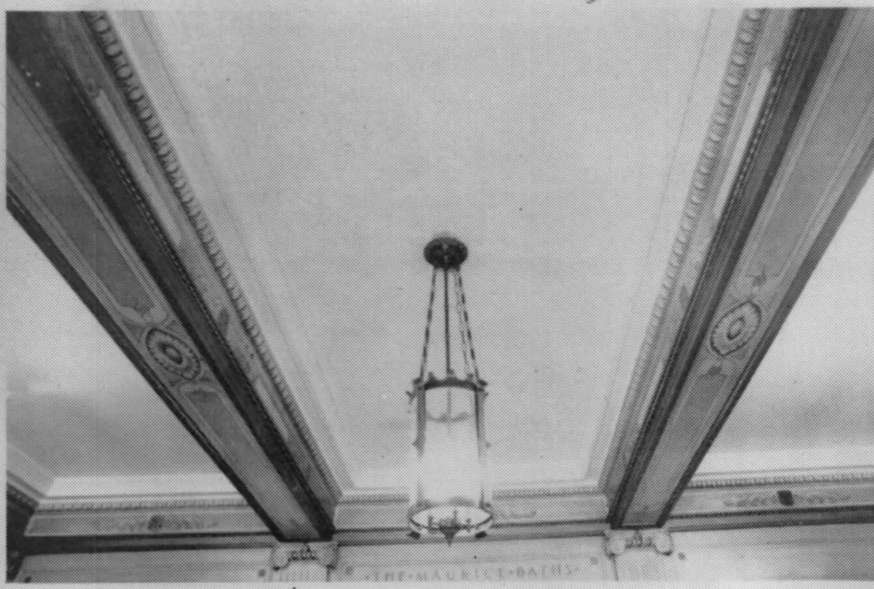


107 SKYLIGHT, MENS PACK ROOM ←

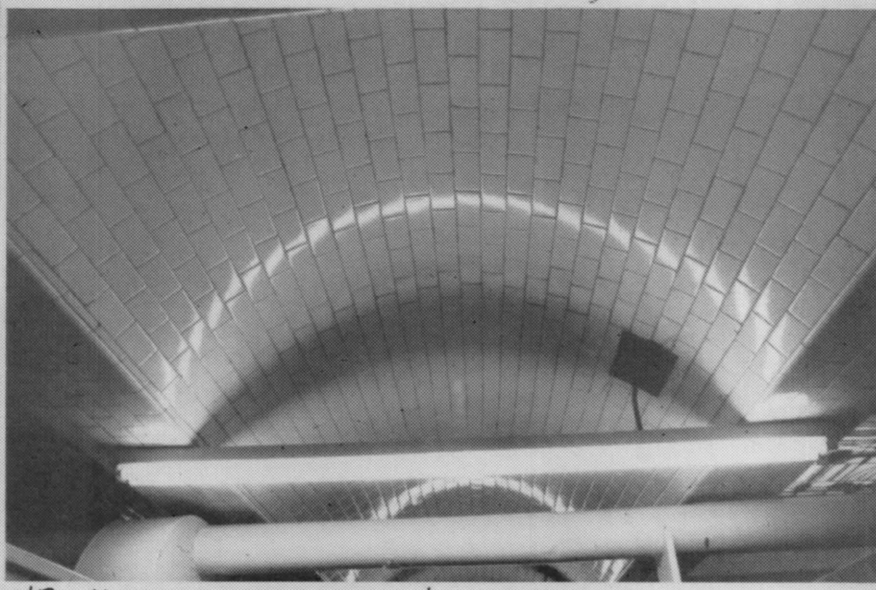


112 SKYLIGHT, MENS BATH HALL

MAURICE



110 CEILING, LOBBY



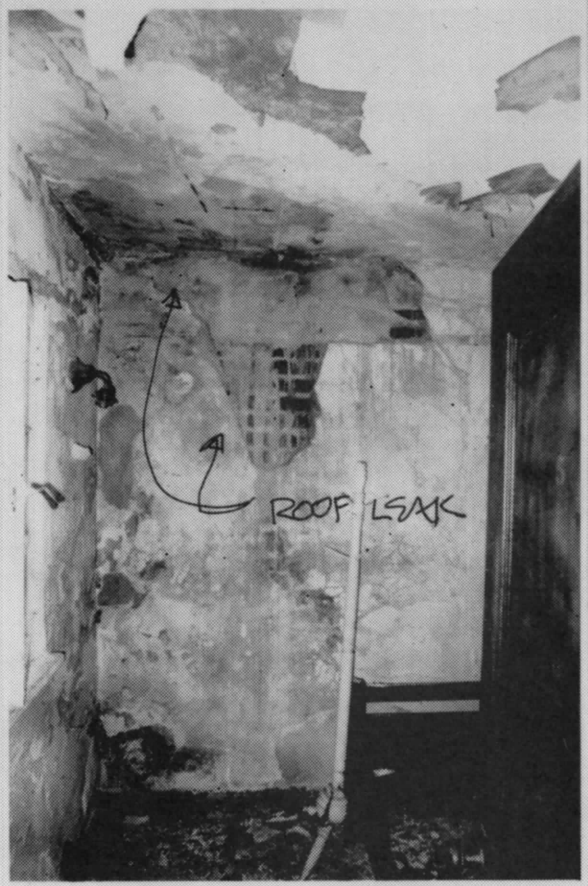
112 VAULTED CEILING, MEN'S BATH HALL



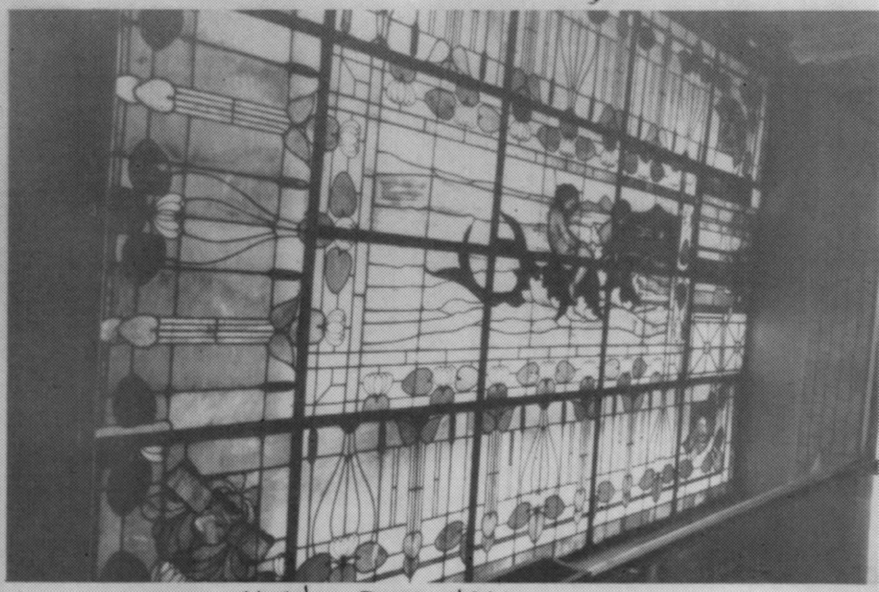
62114 EXT. WALL, WOMENS PACK ROOM



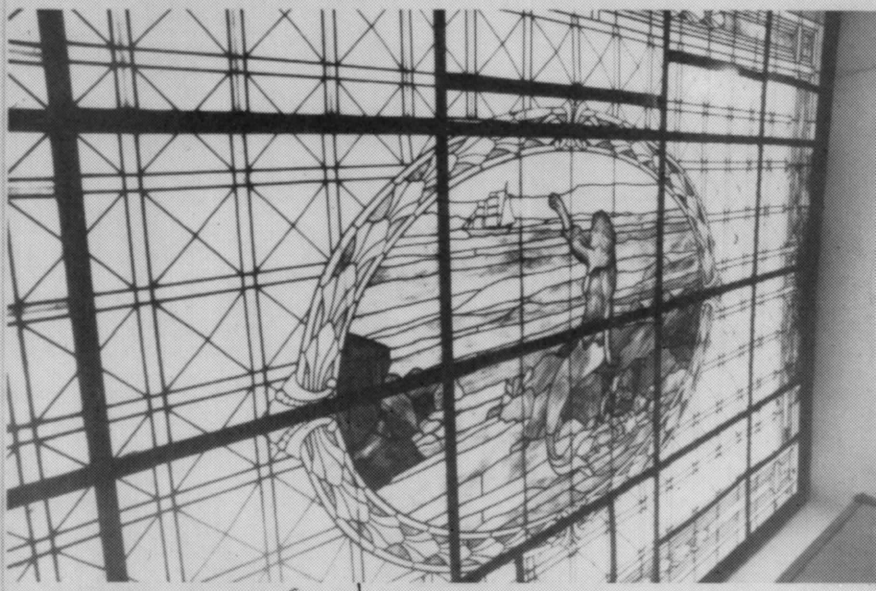
304 3RD FL., PRIVATE ROOM AREA



312 3RD FL, PRIVATE ROOM AREA



112 SKYLIGHT, MEN'S BATH HALL



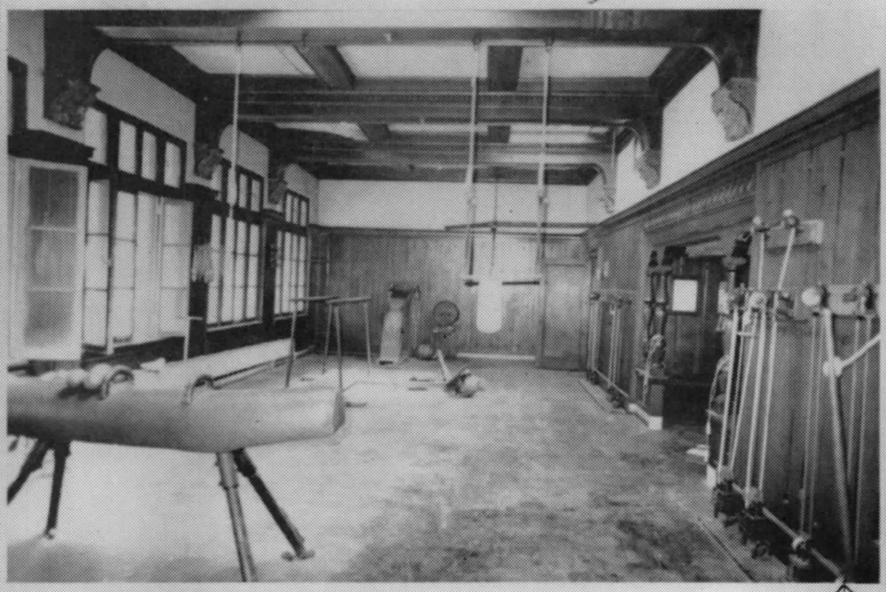
113 SKYLIGHT, WOMEN'S BATH HALL



202 BILLIARD ROOM



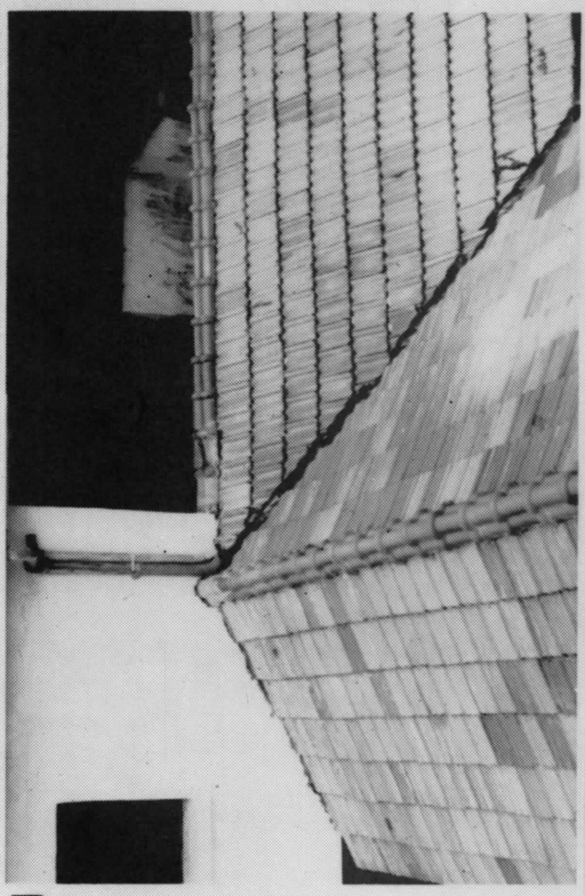
LIGHT WELL



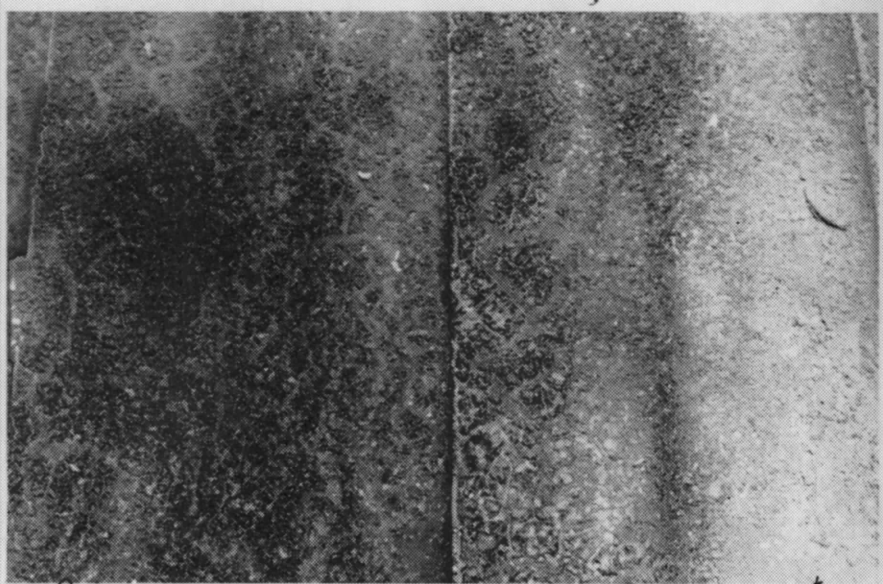
300 GYMNASIUM



300 BRACKET BASE, GYMNASIUM



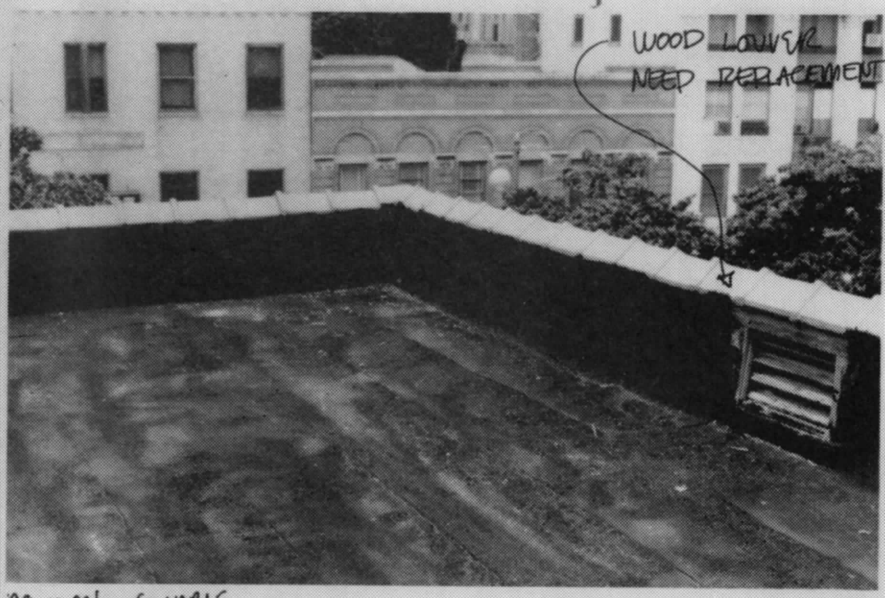
TILE ROOF



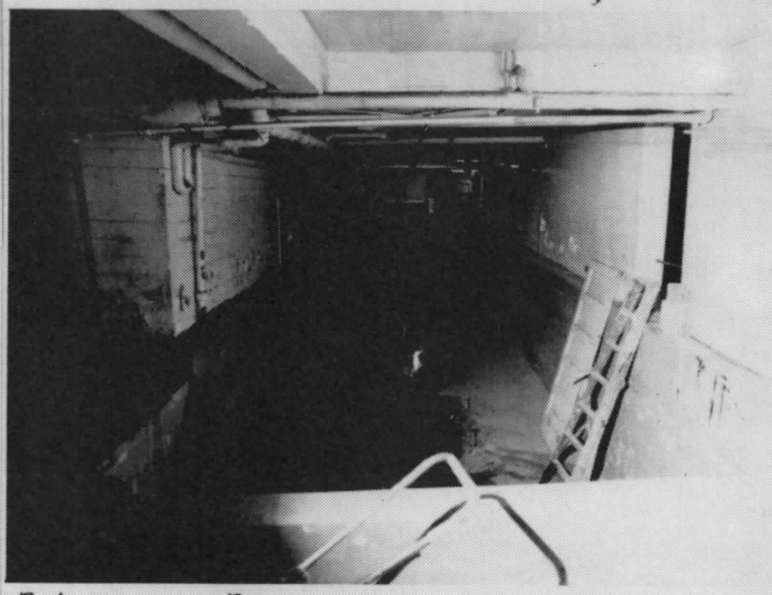
ROOF - NEEDS REPLACEMENT



roof - no. side of skylight



no. west corner



B10 POOL



B110 BASEMENT

MAURICE

FORDYCE

The Fordyce, built in 1914-1915, is of the Italian-Spanish Revival style. Built of tapestry brick in a losenge pattern, and terra cotta, a favorite building material of the style, the design is marked by good proportions and the overhanging Italianate roof. The marquee is of glass and copper, and has a parapet enriched with Greek motifs. Under the cornice the heavy frieze is embellished with a vase design, and the first floor is treated with rustication in terra cotta. The windows are of special interest. The third story windows are arcuated and are treated with the Gibbs surround, or the heavy rustication which the Englishman Gibbs borrowed from the Italians. A richly worked balcony separates these windows from the second floor ones which are more in the manner of the Spanish Plateresque, having colonettes on either side of a lintel enriched with a carved head. The ends of the building are finished with curvilinear gables.

The first floor begins with the lobby and its glazed terra cotta fountains at either end, geometric ceramic tile flooring and stained glass clerestory windows above the regular windows and canopy. Adjacent to the lobby and centered, is the clerk's space with two small offices on either side. The north side of the floor consists of the men's cooling room, hot room and toilet. The rear of the building is divided into parts: men's and women's steam rooms.

Along the south side is the women's bath hall and pack room. Both of these rooms have stained glass windows in relatively good condition. The center portion of the first floor is devoted to the men's bathing hall, fairly square, with glazed terra cotta fountain of DeSoto in the center of the room and a large, retangular stained glass skylight overhead.

The second floor is again divided into a men's (north) and women's (south) side. In the front an on both corners are the cooling rooms. Behind the cooling rooms and extending to the rear walls are the dressing rooms. From these dressing rooms is access to the quarry tile courtyard located over the men's bath hall. Entry to the metal frame and wire glass cover over the stained glass is obtained from the north courtyard. The front of the second floor is an additional men's dressing room while the rear is reserved for massage rooms. Located in the center of the second floor and between the dressing room and courtyard are the stairs and elevator core. There are also two toilets in this area and access to the chiropody room.

On the third floor and above the chiropody room is the ceramic tile therapeutic pool. Entrance to the pool is gained through a core area similar to that on the second floor. The north and south sides of the building are private rooms while the front two corners are a men's parlor and women's beauty parlor. Between the parlors

and occupying the remainder of the front is the museum where careful attention was again given to floor tile patterns. There are also five stained glass vaulted panels forming the ceiling. The remainder of the third floor is occupied by a gymnasium in the rear of the building between the private rooms. The gym is a wood floor, wood paneled space that provides a view of the interior courtyard to the west, promenade to the east.

Access to the roof is gained from the central core stairwell on the north side. The roof is predominantly flat with clay tile parapets and clay tile roofs over the elevator penthouse and non-skylighted portion of the museum. The roof was originally used as a sunning and garden area.

The basement of the building is approximately four-fifths as large as the first floor. The central area below the bathhouse and the north side house the boiler and fan room equipment. The south side of the building was for the use of attendants, men and women, with a large storage area in the southwest corner. The front portion of the building was originally used as a two-lane bowling alley, but later became a sitting space. The basement also provides access to the thermal water reservoir that is under the front one-half of the bathhouse. The reservoir is filled from Fordyce Spring #46, which is located in the basement above the reservoir and in the south half. The spring is glass-enclosed with tile walls and ceiling.

CONDITION:

The condition of the Fordyce is difficult to describe. While it is by far the most architecturally interesting and significant, it is also in the poorest condition. It has been closed for more then ten years, with no heat in the winter and no roof maintenance. Nearly every plaster and/or painted surface in the building needs major repair work.

The building is a load bearing masonry exterior and light well walls with concrete columns beams and slabs. Most of the slabs are covered with ceramic tile in good condition. The gymnasium roof structure is steel trusses. The exterior walls are in good condition, but the light well walls have many cracks. In most cases these cracks can be corrected by raking and pointing the joints, but in at least one instance the chiropody and pool bay, a portion of the wall must be relaid, because of the extent of the movement.

The built-up roof is leaking badly and must be removed, cleaned, the brick repointed, reflashed and reroofed. The copper gutters and downspouts need substantial repair. The tile roofs need some repair. Nearly all of the paint and plaster in the building needs to be removed and replaced, the wood windows repaired for rot and reglazed and repainted. The extensive leaded glass work needs repair. The wiring and mechanical system are outdated, in poor condition, and need to be replaced, especially if the function of the building

changes. See the cost estimate for a more thorough itemization of the work to be done.

On the measured drawings, the following specific items are referenced:

Basement: (A) Large crack in ceiling.

First Floor: (A) Buckling of tile corresponding to crack in ceiling of basement.

(B) Moisture damage, plaster fallen.

Second Floor: (A) Cracks - walls & floor.

(B) Cracks - walls & floor.

(C) Cracks.

(D) Cracks.

(E) Plaster fallen.

(F) Cracks in brick wall and through window sill. Quarry tile to be replaced.

(G) Fine cracks in brick wall.

(H) Large crack indicating movement of wall.

(I) Crack in floor.

(J) Settlement cracks in walls & floor.

(K) Settlement cracks in wall & floor.

Third Floor: (A) Settlement cracks in floor corners.

(B) Plaster falling from ceiling & walls.

(C) Settlement cracks at floor corners.

Norvell Plowman Laboratories, Inc.

CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES

P. O. Box 2453 4901 ARPIANWAY, LITTLE ROCK, ARKANSAS 72204 MO 4-2575

REPORT OF Impact Hammer Tests

FOR **National Parks & Recreation Service, Hot Springs**
c/o Cromwell, Neyland, Trumper, Millett & Catchell, 416 Center, Little Rock

PROJECT **Survey of Physical condition of Bath Houses, Hot Springs, by NPlabs.**

SAMPLED FROM x

SOURCE **See below - Tests taken 10-21-73**

FORDYCE BATH HOUSE

Basement - north half

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	35	3450
2	30	2850
3	34	3350
4	36	3450
5	30	2850
6	35	3450

Basement - south half

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	32	3000
2	34	3350
3	32	3000
4	35	3450
5	24	1550
6	36	3450

First Floor - north half

1	36	3450
2	36	3450
3	34	3350
4	36	3450
5	34	3350
6	34	3350

First Floor - south half

1	24	1550
2	36	3450
3	34	3350
4	24	1550
5	35	3450
6	36	3450

Second Floor - north half

1	24	1550
2	24	1550
3	36	3450
4	34	3350
5	24	1550
6	35	3450

Second Floor - south half

1	36	3450
2	36	3450
3	36	3450
4	34	3350
5	34	3350
6	24	1550

TEST NO.

NORVELL PLOWMAN LABORATORIES, INC.

Form No. R-

Norvell Plowman Laboratories, Inc.

CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES

P. O. Box 2453 1601 APPIAN WAY LITTLE ROCK, ARKANSAS 72204 MO 4-25

REPORT OF Impact Hammer Tests

FOR

PROJECT

SAMPLED FROM

SOURCE

FORDYCE BATH HOUSE

Third Floor - north half

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	30	2850
2	24	1550
3	36	3450
4	34	3350
5	36	3450
6	30	2850

Third Floor - south half

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	36	3450
2	36	3450
3	30	2850
4	36	3350
5	34	2950
6	36	3450

ELEVATOR TOWER

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	46	5300
2	48	6000
3	46	5300
4	46	5300
5	46	5300
6	48	6000
7	46	5300
8	48	6000

TEST NO.

NORVELL PLOWMAN LABORATORIES, IN

Form

EXISTING FINISH SCHEDULE

FORDYCE BATH HOUSE, HOT SPRINGS, ARK.

FL. BASEMENT

RM. No.	FINISHES: FLOOR – CONC.	FLOOR – NONE	BASE	WAINSCOT – TILE	WALLS – CONC.	WALLS – BRICK	WALLS – PLASTER	CEILING – CONC.	COMMENTS
B100	○				○			○	
B101	○							○	
B102	○				○		○	○	plaster 1/2 way - east wall
B103	○						○	○	
B104	○			○		◐		○	tile wainscot outside
B105	○					○		○	
B106	○					●		○	
B107	○					○		○	
B108	○						●	○	
B109	○					○		○	
B110	◐						●	○	
B111	○					○		○	
B111-A		○				○		○	
B112	◐					○		○	
B113	◐					○		○	
B114	◐					○		○	exterior conc. & masonry
B115	◐					○		○	exterior conc. & masonry
B116	○						○		

LEGEND OF CONDITIONS:

○ GOOD ◐ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

FORDYCE BATH HOUSE, HOT SPRINGS, ARK

1st FIRST FLOOR

RM. NO.	FINISHES																								COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILING								
	TILE				TILE	MARBLE	NONE		TILE	MARBLE	NONE		MARBLE	PAINT. PLAS.			PAINT. PLAS.	PAINT. WOOD							
100	○					○				○				◑			◑								stained glass over wdws. glazed tile fountains-repair
101	○					○					○			◑			◑								
102	◑					○					○		○					◑							locker on back wall
103	○					○					○			◑			◑								
104	◑				○				◑					◑			◑								
105	○				◑				◑					◑			◑								
106	○				◑				◑					◑			◑								stained glass windows
107	◑				◑				◑					◑			◑								
108	○					○					○			◑			◑								
109	○					○					○														marble shower stall
110	○				○				◑					◑			◑								stained glass wdws. & marble bench on north wall
111	○				◑				◑					●			◑								
112	○				◑				◑					◑			◑								
113	○				◑				◑					◑			◑								
114	○				◑				◑					◑			●								stained glass skylight. cg. leak in S.E. corner.
115	○				○				◑					◑			◑								
116	○													◑			◑								
117	○				○				◑					◑			◑								
118	○				○				◑					◑			◑								
119	○				○				◑					◑			◑								
120	◑				○				◑					◑			◑								
121	◑				○				◑					◑			◑								
122	◑				○				◑					◑			◑								

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

FORDYCE BATH HOUSE, HOT SPRINGS, ARK

FL. SECOND FLOOR

RM. NO.	FINISHES																								COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILING								
	TILE				TILE				TILE		WOOD	NONE	PAINT. PLAS.				PAINT. PLAS.								
200	◑				◑				◑				◑				◑								
201	◑				◑				◑				●				◑								
202	◑				◑						○		●				◑								
203	◑				◑				◑				◑				◑								
204	◑				◑				◑				●				◑								
205	●				◑				●				●				●								bad water damage
206	◑				◑				◑				◑				◑								
207	◑				◑						◑		◑				◑								
208	◑				◑							○	◑				◑								
209	◑				◑							○	◑				◑								
210	◑				◑							○	◑				◑								
211	◑				◑							○	◑				◑								
212	◑				◑						◑		◑				◑								
213	◑				◑				◑				◑				◑								

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ◍ MAJOR REPAIR

EXISTING FINISH SCHEDULE

FORDYCE BATH HOUSE, HOT SPRINGS, ARK.

THIRD FLOOR

RM. NO.	FINISHES																								COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILING								
	TILE		WOOD		TILE		WOOD	MARBLE	TILE		WOOD	NONE	PAINT. PLAS.				PAINT. PLAS		WOOD						
300	◑				◑				◑				◑				◑								
301	◑				◑				◑				◑				◑								sill damage
302	○							○				○	○				○								
303	●				◑				●				●				●								bad water damage
304	◑				◑				◑				○				○								
305	◑				◑				◑				◑				◑								sill damage
306	◑							○				○	◑				◑								five stained glass panels in ceiling. wood base east wall.
307	◑						◑	○				○	◑				◑								marble & wood fireplace w/ tile hearth
308	◑				◑							○	◑				○								
309	◑				◑							○	●				●								water damaged wall & clg.
310	◑				◑							○	◑				◑								
311	◑				◑							○	◑				◑								
312	◑				◑							○	◑				◑								
313	◑				◑							○	◑				◑								
314	◑				◑							○	◑				◑								
315	◑				◑							○	◑				◑								
316	◑				◑							○	◑				◑								
317	◑				◑							○	◑				◑								
318	◑				◑							○	◑				◑								
319	◑				◑							○	◑				◑								
320	◑				◑							○	◑				◑								
321		●				●				●			◑					?							T&G decking on steel truss needs to be examined closely
322	◑				◑							○	◑				●								
323	◑				◑							○	◑				◑								

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ◐ MAJOR REPAIR

EXISTING FINISH SCHEDULE

FORDYCE BATH HOUSE, HOT SPRINGS, ARK.

FL. THIRD FLOOR CONTINUED

RM. NO.	FINISHES: FLOOR	BASE			WAINSCOT	WALLS	CEILING	COMMENTS
	TILE	TILE	WOOD	MARBLE		PAINT. PLAS.	PAINT. PLAS.	
324	◐	◐				◐	◐	
325	◐	◐				◐	◐	
326	◐	◐				◐	◐	
327	◐	◐				◐	◐	
328	◐	◐				◐	◐	
329	◐	◐				◐	◐	
330	◐	◐				◐	◐	
331	◐	◐				◐	◐	
332	◐	◐				◐	◐	
333	◐	◐				◐	◐	
334	◐	◐				◐	◐	
335	◐	◐				◐	◐	
336	◐	◐				◐	◐	
337	◐	◐				◐	◐	
338	◐		◐	○		◐	◐	
								marble & wood fireplace w/ tile hearth

LEGEND OF CONDITIONS:

○ GOOD ◐ MINOR REPAIR & PATCHING ● MAJOR REPAIR

FORDYCE BATHHOUSE: COST ESTIMATE

A. Recommendations for structural repair, exterior repainting, reroofing, etc.

Waterproof exterior walls where water penetrates	$ 1,000.00
Repair water damaged plaster, basement	500.00
Miscellaneous cleaning and repointing of exterior walls	2,500.00
Cleaning, chipping out mortar at cracks and repointing mortar at light well, except at chiropody and pool room protrusion	2,000.00
Relay brick walls at chiropody and pool room protrusion at light well	4,000.00
Remove and replace quarry tile floor at light well	2,500.00
Clean, repaint frame and reglaze skylight enclosure, light well	1,500.00
Clean, repair, recaulk, reglaze and repaint exterior wood windows and door $50.00/window X 120 windows	6,000.00
Clean and repair copper canopy at entrance	1,000.00
Remove badly damaged plaster on ceilings and walls to determine condition of structure	1,000.00
Load Test conditions where Impact Hammer Tests indicates reading below 3000 PSI or where cracks or exposed reinforcing are evident*	10,000.00

*The assumption is made in the remainder of this estimate that Load Tests will indicate that this structure is adequate, and consequently the costs estimated for structure do not provide for major concrete repair or bracing. After receiving the Low Impact Hammer Tests results, we revisited the Fordyce and could find no evidence of unusual deflection or poor construction which would indicate weak concrete. In spite of the excessive water damage and cracking due to temperature expansion, both attributable to lack of maintenance or heat, this building appears to have been well built, and structurally sound. It is our best guess that the 1500 PSI readings are due either to small voids or inaccurate testing where surfaces are in poor condition. The only way to be certain is to Load Test each floor.

Expoxy grout reinforcing	$ 1,000.00
Pressure grout cracks in concrete slabs	2,000.00
Remove old roofing and flashing, reroof and reflash 6,250 SF X $2.50 =	15,600.00
Repair tile roof	1,000.00
Repair gutters and downspouts	2,000.00
Sub-Total	$ 53,600.00
Contractors 15% OH & P	8,040.00
Total	$ 61,640.00

B. Cost estimate for safety provisions

One new fire stair - 3 runs @ 1,500.00 each plus $1,000.00 demolition	5,500.00
Two reworked stairs	3,000.00
Remove existing elevator	1,000.00
Add exit lighting, signing, emergency lights, etc.	5,000.00
Add fire hose cabinets and piping	3,500.00
Sub-Total	$ 18,000.00
Contractor's 15% OH & P	2,700.00
Total	$ 20,700.00

C. Cost estimate for additional interior preparation of space into adaptive use (see recommendations and plans).

Demolition of non-load bearing partitions and decayed paint, plaster.	$ 10,000.00
Rework interior surfaces and finishes 22,400 SF X 3.00/SF	67,200.00
One new elevators	25,000.00
Pedestrian Bridge, Promenade to third floor	25,000.00

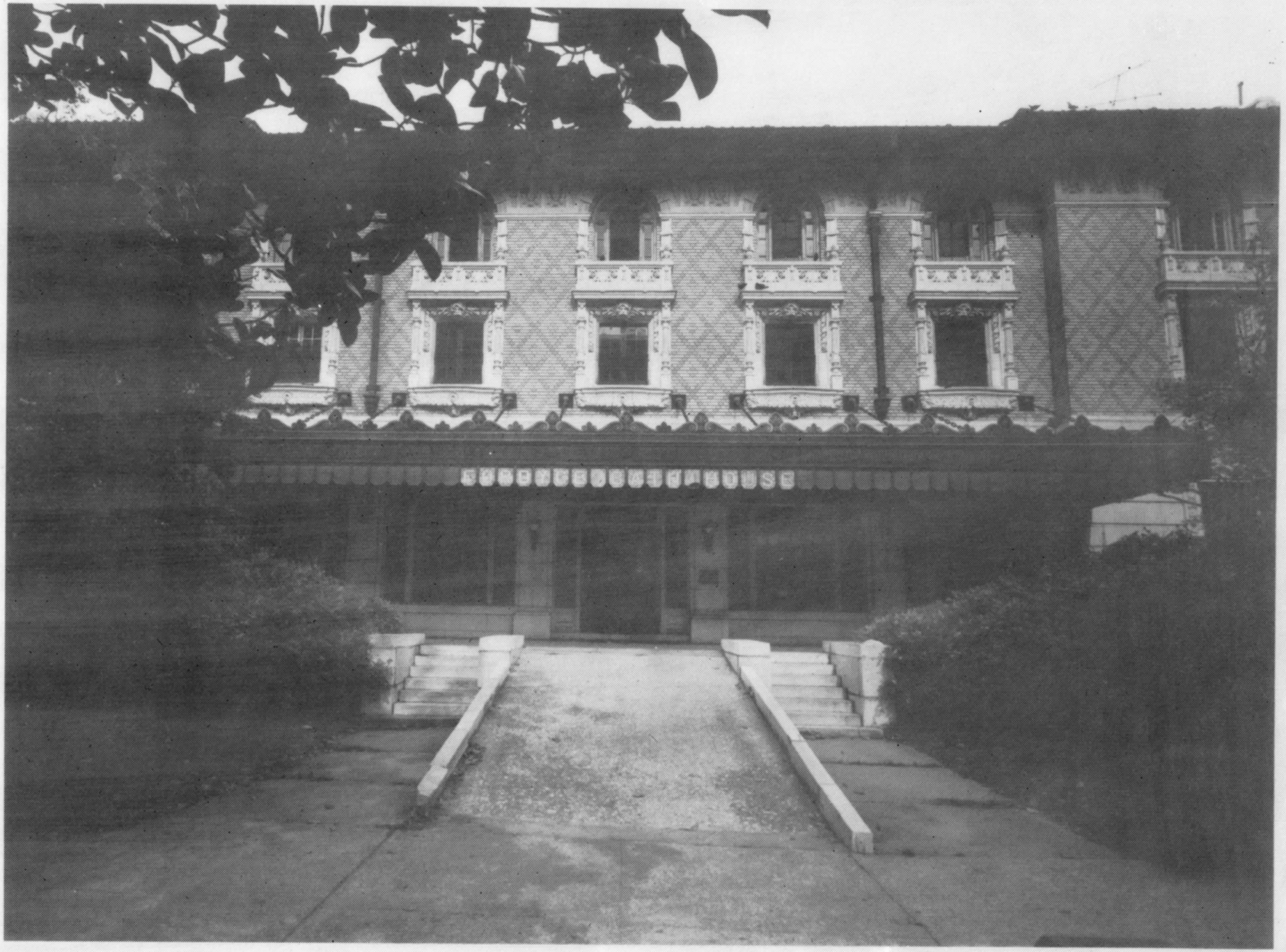
Air conditioning (excluding basement) 22,400 SF X $3.00/SF	$ 67,200.00
New entrance to area between Fordyce and Maurice	2,500.00
Repair to stained glass	2,500.00
Rewiring 22,400 SF X $1.50/SF	33,600.00
Kitchen equipment	30,000.00
New toilets (2 mens, 2 womens) @ 4 fixtures/Room, 4 fixtures X $500.00 X 4 rooms	8,000.00
Rework 3rd floor toilets 4 fixtures X $250.00 X 2 rooms	2,000.00
Sub-Total	$273,000.00
Contractor's 15% OH & P	40,950.00
Total	$313,950.00

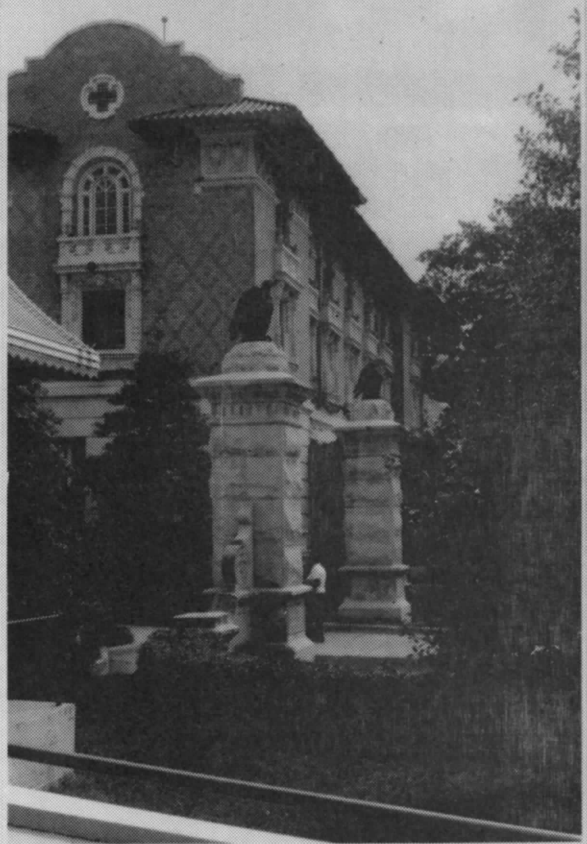
D. Cost estimate for annual maintenance*

Cost of roof ÷ 25 years =	$ 650.00
Cost of light well deck ÷ 25 years =	100.00
Cost of window painting ÷ 5 years =	600.00
Cost of interior painting ÷ 5 years = 22,400 SF X $.25 ÷ 5	1,120.00
Miscellaneous Annual expense =	1,250.00
	$ 3,720.00

E. Total, A,B & C $396,290.00

* 1973 Dollar Value





FORDYCE, LOOKING SOUTH-EAST



FORDYCE, COPPER CANOPY

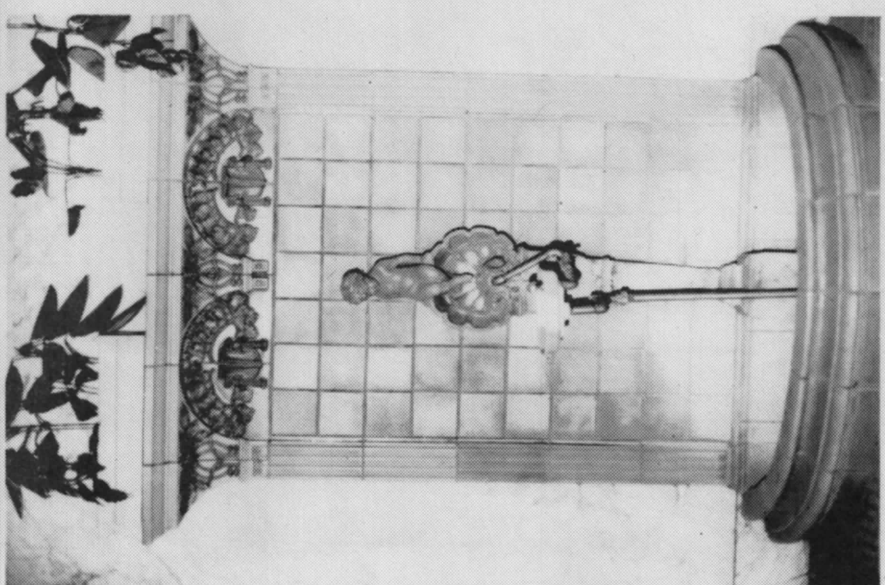


FORDYCE CANOPY @ FRONT DOORS



100 LOBBY, LOOKING SOUTH

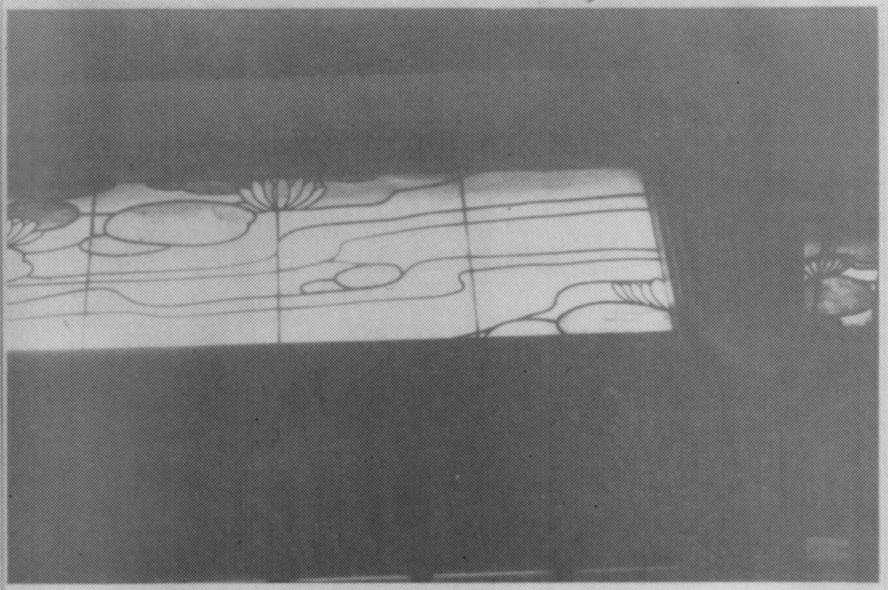
FORDYCE



100 TILE & TERRA COTTA DRINKING FOUNTAIN, LOBBY ←



114 MAIN BATH HALL



100 STAINED GLASS CLERESTORY, LOBBY



110 LADIES BATH HALL



MAIN BATH HALL

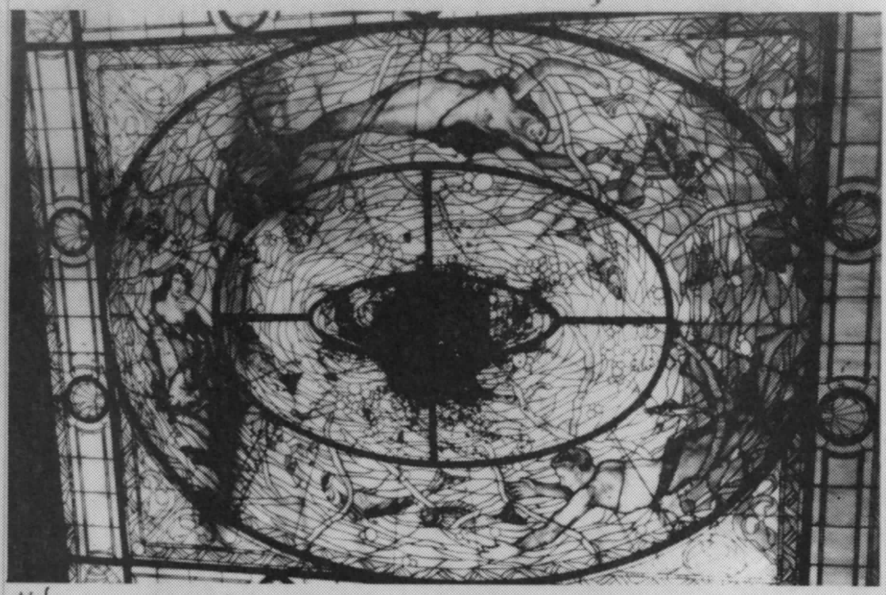
114



106 LADIES PACK ROOM



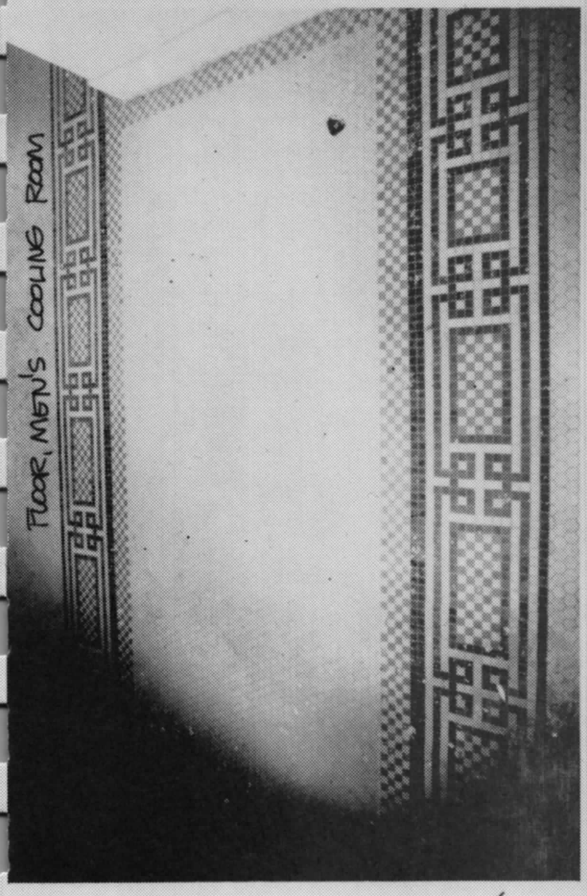
122 NORTH STAIR, 1ST TO 2ND FLOORS



114 SKYLIGHT, MAIN BATH HALL



114 CEILING, MAIN BATH HALL



120



119 MEN'S COOLING ROOM

FORDYCE



303 POOL ROOM Fordyce



205 CHIROPODY ROOM



213 2ND FLOOR COOLING ROOM

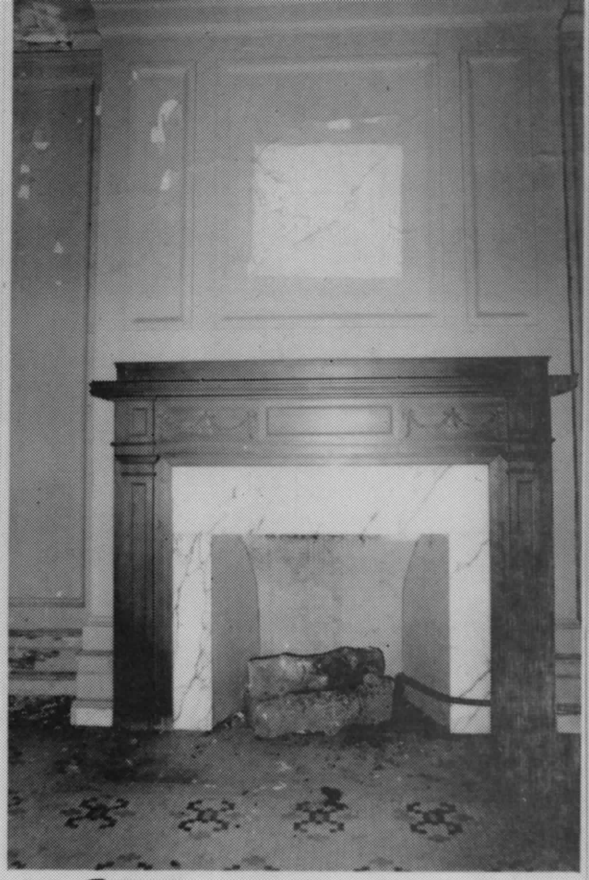


304 CEILING



303 CEILING, POOL ROOM

FORDYCE

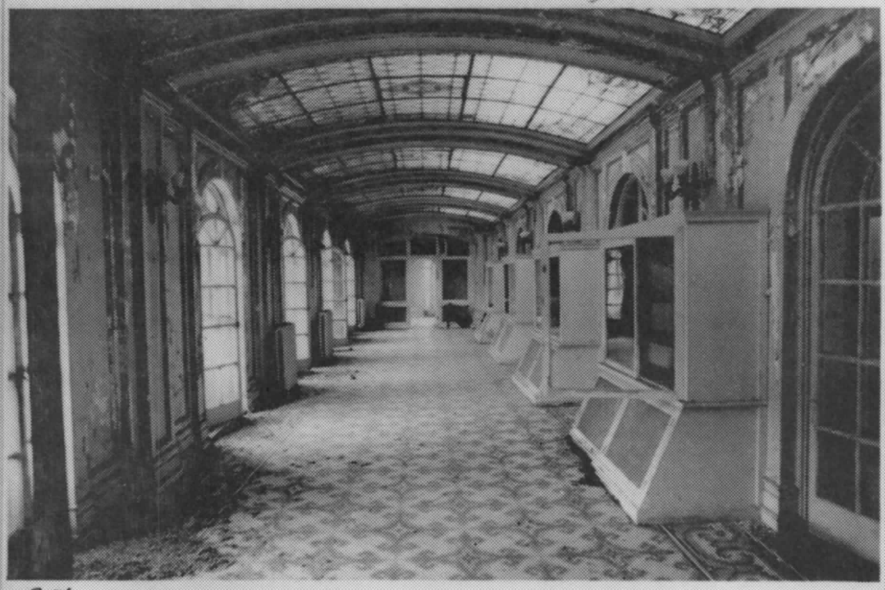


307 PARLOR, SOUTH



309 3RD FLOOR CORRIDOR

FORDYCE



306 MUSEUM

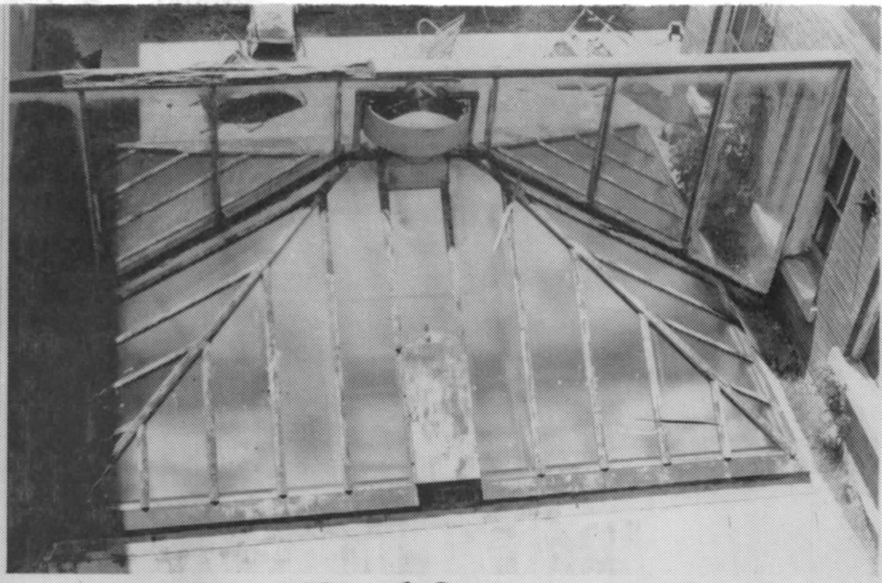


306 MUSEUM - VAULTED STAINED GLASS CEILING



321 GYMNASIUM





SKYLIGHT ENCLOSURE, 2ND FLOOR COURTYARD



POOL ROOM (303) ENCLOSURE



337 3RD FLOOR HALL

FORSYCE



ELEVATOR MACHINE ROOM



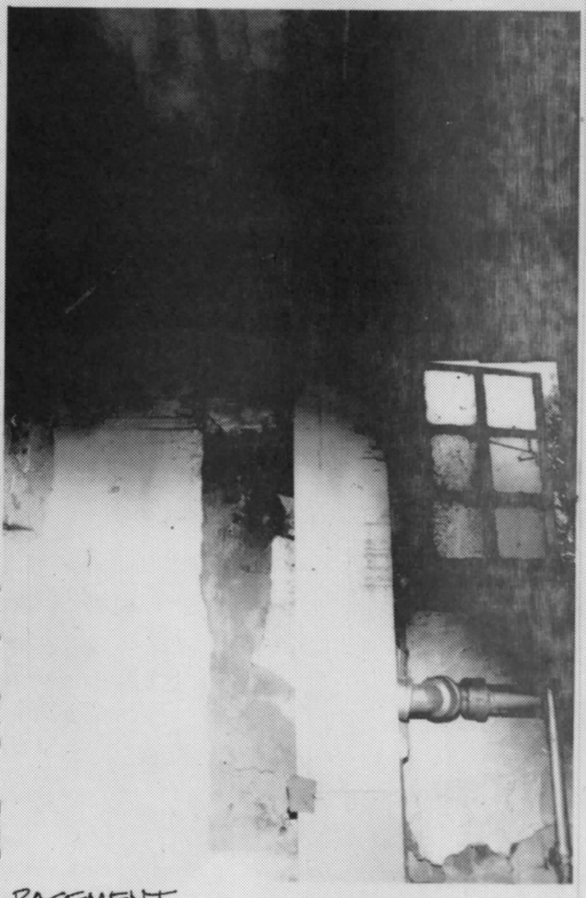
B104 FORDYCE SPRING



ROOF

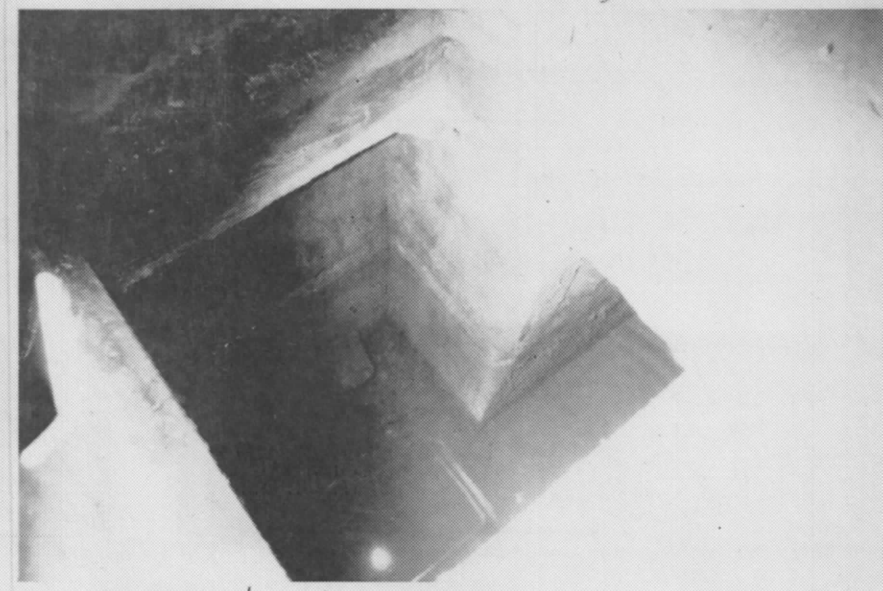


REAR OF GYMNASIUM



BASEMENT

FORDYCE



B100- manhole open to reservoir

QUAPAW

The Quapaw (now called Health Services, Incorporated) was built in the 1920's. It is in the Spanish Revival style, and the most impressive exterior detail is the dome, which is inset with colored tile, and surmounted with a decorative cupola. The dome rests upon an octagonal base, which has a ventilator in the form of a quatrefoil. The entrance is punctuated with a wide arch for the entrance, flanked by two smaller arches. This frontispiece is set between two sets of pilasters; the upper pair, topped with finials, suggest the Spanish plateresque. The parapet is finished with double curve and in the center is an Indian head set in a cartouche. Piers are carried up on the second floor behind this frontispiece, and they are also terminated with finials.

The first floor of the Quapaw is slightly larger than the other bathhouses because it has all of the bathing facilities on this level. After entering the lobby, men's and women's facilities are on the north and south sides, respectively. Across the front are the massage parlors, storage rooms, and porches. The north side consists of the men's sitting room, and cooling rooms with toilet and showers. In the rear is the men's bath hall with a large dressing room directly in front. The men's side also has a smaller dressing area, toilet, and storage area off the main hallway. The women's dressing area opens from their main hallway with the re-

mainder of the women's facilities along the south wall and consisting of the sitting room, cooling room, and bath hall. There is a small shower, storage, and sitz bath area between the dressing room and bath hall.

The second floor of the Quapaw is smaller and consists only of the two stair landings, two toilets, a common writing space, and two medium size dressing rooms on the north and south ends.

The roof is two types: (1) flat with metal frame and wire glass skylights over the rear first floor area, and (2) clay tile over the front second floor area. The ceramic tile dome over the second floor area rises above the clay tile roof. The multi-colored tile is laid in geometric patterns with a band around the bottom and tile bands that radiate from the cupola on top.

The basement, about one-half the size of the first floor, is located under the front one-half of the building. Starting at the north end is the Engineer's Room, and a large storage area.

The boiler room and boiler room pit are adjacent to these spaces with the fan room opening off the boiler room on the south side. The majority of the front space of the basement is used as laundry space while the south end is attendant's space. The most interesting aspect of the Quapaw interior is the enclosed spring in the basement. The spring is a tufa chamber which you enter through a

door painted with Indian symbols that are supposedly representative of the earliest bathing era. Below the spring and occupying the front and southern one-half of the building is a thermal water reservoir similar to that in the Fordyce.

CONDITION

The Quapaw has masonry bearing walls with concrete beams, pans and flat slabs. The dome construction is a concrete shell with a metal lantern and frame. The rear wall of the building is a full story retaining wall, apparantly thickly built of unreinforced concrete (so noted on the original plans). The rear wall of the basement, which is under the front part of the building only is similarly constructed. Both of these walls are in apparantly good structural condition.

Moisture infiltration is the worst problem with the Quapaw. Much of the rear portion of the ground floor is below grade and needs both exterior waterproofing and the redirection of surface water. The second floor interior and exterior surfaces are deteoriated from roof and flashing leaks. The roof and flashing must be entirely replaced, the masonry walls pointed and replastered, and the exterior stucco repaired.

Interior finishes are in general need of cleaning, repairing and repainting.

The mechanical and electrical systems are adequate for their present level of usage, but will need replacing or reworking depending upon adjustments to the building's utilization.

On the measured drawings the followings specific items are referenced:

First Floor (A) Ceiling falling

(B) crack in wall

(C) crack in wall

(D) moisture damage

(E) cracks along wall

Second Floor (A) crack along second floor line at stairwell

(B) water damage

Norvell Plowman Laboratories, Inc.

CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES

P. O. Box 2453 1901 RIVERWAY, LITTLE ROCK, ARKANSAS 72204 MO 4-25

REPORT OF Impact Hammer Tests

FOR

SEE PAGE 1

PROJECT

SAMPLED FROM

SOURCE

MAURICE BATH HOUSE:

Basement:

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	42	4050
2	44	4300
3	48	6000
4	24	1550
5	20	1250
6	22	1400

First Floor:

1	42	4500
2	44	4300
3	38	3600
4	42	4500
5	28	2800
6	24	1550

Second Floor:

1	42	4500
2	40	4000
3	38	3600
4	42	4500
5	24	1550
6	22	1400

HEALTH SERVICES, INC.

Basement:

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	48	6000
2	42	4050
3	42	4050
4	46	5300
5	42	4050
6	46	5300

First Floor:

1	44	4300
2	46	5300
3	52	6450
4	50	6150
5	48	6000
6	50	6150

Second Floor:

1	42	4050
2	42	4050
3	48	6000
4	46	5300
5	42	4050
6	44	4300

TEST NO.

NORVELL PLOWMAN LABORATORIES, INC.

Form No.

EXISTING FINISH SCHEDULE

QUAPAW BATH HOUSE, HOT SPRINGS, ARK.

RM. NO.	FINISHES																		COMMENTS
	FLOOR			BASE			WAINSCOT			WALLS				CEILING					
B1 BASEMENT	CONC.	LINOLEUM								CONC.	STRUC. TILE	MASONITE	GYP. BOARD	PAINT. CONC.	UNFIN. CONC.	WOOD			
B100	○									○				○					struc. tile on east wall floor painted
B101	○										○			○					floor painted
B102																			
B103		○								○				○					
B104		○								○				○					
B105	○									see comments									walls & ceiling all unfinish Tufa around enclosed spring.
B106	○									○					○				
B107	○											○			○				
B108	○										○					○			
B109	○									○				○					
B110	○												○		○				
B111	○										○				○				
B112	○									○					○				
B113	○									○					○				
B114	○										○			○					floor painted

LEGEND OF CONDITIONS:

○ GOOD ① MINOR REPAIR & PATCHING ② MAJOR REPAIR

EXISTING FINISH SCHEDULE

QUAPAW BATH HOUSE, HOT SPRINGS, ARK

FL. FIRST FLOOR

RM. NO.	FLOOR: QUARRY TILE	FLOOR: TILE	FLOOR: LINOLEUM	BASE: TILE	BASE: LINOLEUM	BASE: MARBLE	WAINSCOT: MARBLE	WAINSCOT: TILE	WAINSCOT: NONE	WALLS: PAINT.	CEILING: PAINT.	CEILING: ACOUST. TILE	COMMENTS
100	○					◑	◑			◑		◑	
101	○			○					○	○	○		
102	○			○					○	○	○		
103			○	○					○	○	○		
104			○	○					○	◑	○		
105			○	○					○	◑	◑		
106	○			○					○	○	○		groin vault
107			○	○					○	○	○		acoust. tile over skylights
108			○	○					○	◑	◑		groin vault
109			◑	○					○	◑	◑		gyp. board walls
110			○	○					○	◑	◑		
111	○			◑					○	◑	◑		
112	○			○					○	○	○		
113		◑		◑				◑		◑	◑		
114		○		○					○	○	○		
115		◑		○				◑		◑	○		
116		○		○					○	○	◑		
117		○		○					○	○	○		
118		○		◑				◑		◑	◑		acoust. tile over skylights
119			○	○					○	◑	◑		
120		○		○					○	◑	○		acoust. tile over skylights
121		○		○					○	◑	○		
122	○			○					○	◑	○		
123	○			○					○	◑	○		

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

QUAPAW BATH HOUSE, HOT SPRINGS, ARK.

FIRST FLOOR CONTINUED

ROOM NO.	FINISHES																				COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILING				
	QUARRY TILE	TILE	LINOLEUM		TILE	LINOLEUM	MARBLE		MARBLE	TILE	NONE		PAINT	ALUM'ST. TILE			PAINT.	ACOUST. TILE			
124		○			○						○		○				○				
125		○			○					○			◑				○				
126			◑		◑						○		◑				◑				
127			○		○						○		◑				●				
128	◑				●						○		◑				◑				
129			○		○						○		◑				○				
130			○		○						○		◑				◑				
131	○				○						○		◑				○				grain vault
132			○		○						○		○				○				
133		○			◑					◑				◑				◑			
134	○				◑						○		◑				◑				
135	◑				○						○		◑				◑				grain vault

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ◍ MAJOR REPAIR

EXISTING FINISH SCHEDULE

QUAPAW BATH HOUSE, HOT SPRINGS, ARK.

FL. SECOND FLOOR

RM. NO.	FINISHES: FLOOR – QUARRY TILE	FLOOR – TILE	FLOOR – LINOLEUM	BASE – TILE	BASE – NONE	WAINSCOT	WALLS – PAINT	WALLS – WD. PANEL	CEILING – PAINT	COMMENTS
200	○			◑			◑	○	◑	panels on west wall
201	○			○			◑		◑	
202		○		○			◑		◑	
203			○	○			◑		◑	
204	○			◑			◑		◑	
205		○		○			◑		◑	
206	○			◑			◑		◑	

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

QUAPAW BATHHOUSE (HEALTH SERVICES, INC.): COST ESTIMATE

A. Cost estimate for structural repair, exterior repainting, reroofing, etc.

Rechannel spring water, coming from rear wall of basement	$ 3,500.00
Waterproof east retaining wall (east wall of bathhalls and cooling room no. 1)	3,500.00
Epoxy grout approximately 10% of basement ceiling 6,600 X 10 X $.50	350.00
Repair exterior stucco 9,000 SF X $.15 =	1,350.00
Repair, clean, reglaze, and repaint window casing and sills	3,000.00
Repaint exterior 9,000 X .40	3,600.00
Remove roofing and flashing, reroof and reflash (include tile sections) 14,775 SF X $2.50	36,940.00
Mechanical system repair	1,000.00
Sub-Total	53,240.00
15% OH & P + 5% CONTINGENCY	10,650.00
Total	$ 63,890.00

B. Cost estimate for safety provisions

Fire enclosures and reworking of stairs, add fire doors, etc.	3,000.00
Add exit lights, signing, emergency lights, etc.	1,500.00
Add firehose cabinets, piping	2,000.00
Sub-Total	$ 6,500.00

CONTRACTOR'S 15% OH & P	975.00
Total	$ 7,475.00

C. Cost estimate for interior rehabilitation as a bathhouse (excluding special equipment)

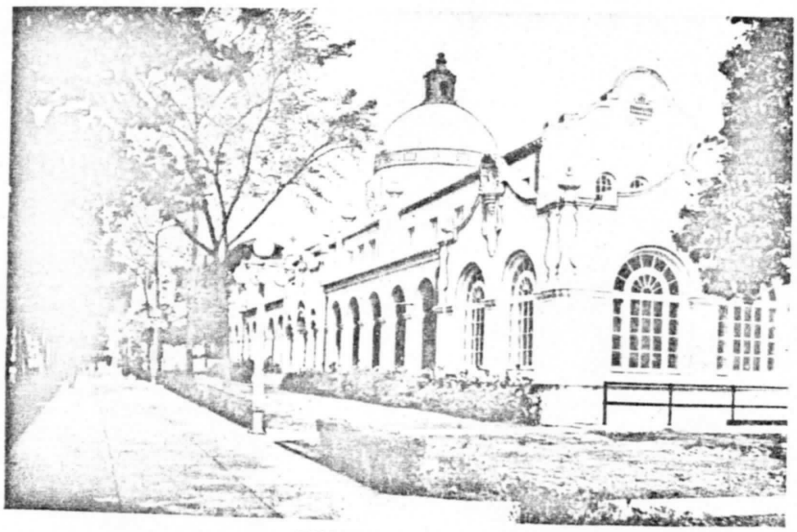
Surfaces and finishes 17,000 X $2.00	$ 34,000.00
Partial airconditioning	2,500.00
Electrical revisions	2,000.00
Plumbing clean-up	1,500.00
Sub-Total	40,000.00
CONTRACTOR'S 15% OH & P	6,000.00
Total	$ 46,000.00

D. Cost estimate for annual maintenance.*

Cost of roof ÷ 25 years = 37,500 ÷ 25 =	$ 1,500.00
Cost of exterior painting ÷ 5 years = 6,600 ÷ 5 =	1,320.00
Cost in interior painting ÷ 5 years 24,150 SF X $.25 ÷ 5	1,200.00
Miscellaneous annual expense	1,000.00
	$ 5,020.00

E. Total A, B & C $117,365.00

* 1973 Dollar Value



QUAPAW BATH HOUSE.

COPY OF PRE-1929 PHOTOGRAPH


HEALTH SERVICES INC.



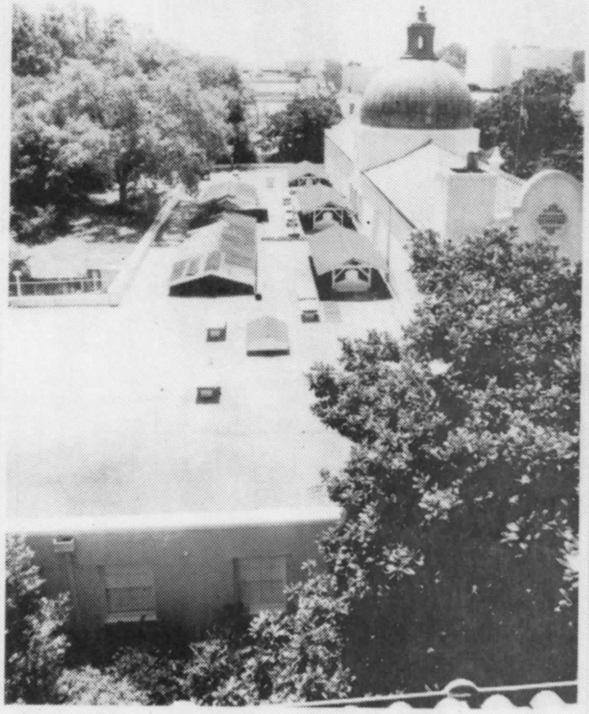
WEST ELEVATION ↑



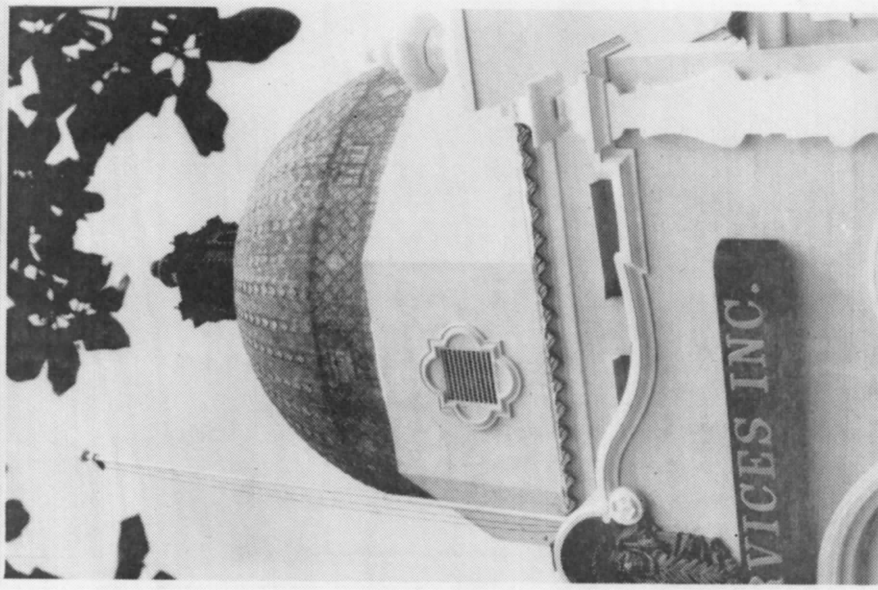
FROM SOUTH-WEST ↑



PLASTER DETAIL ↑



LOOKING SOUTH ↑



DOME & CUPOLA ←

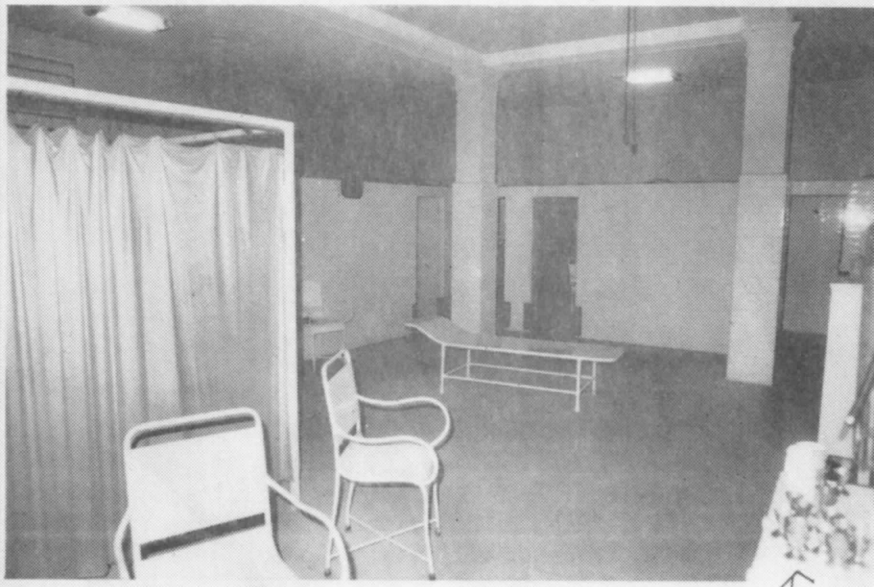
QUAPAW



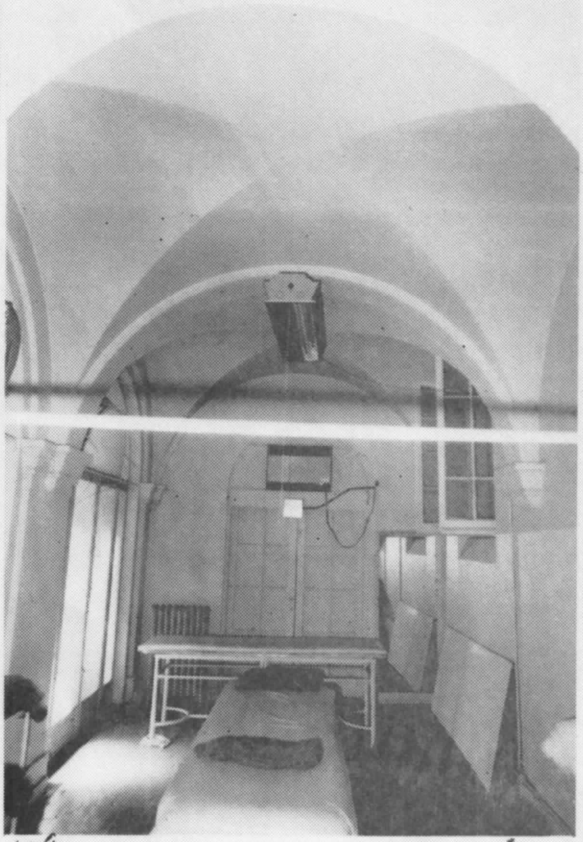
104 HALL & STAIR



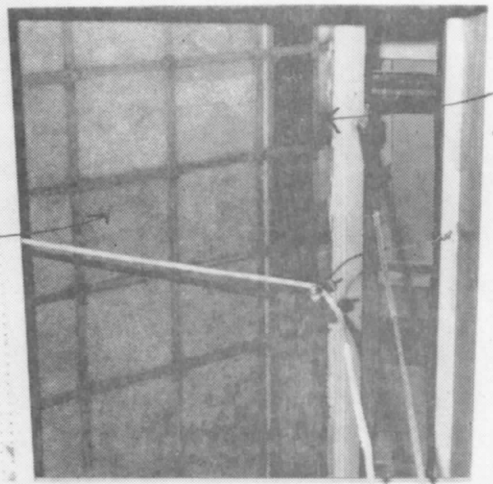
110 SITTING ROOM



111 COOLING ROOM



109 MASSAGE



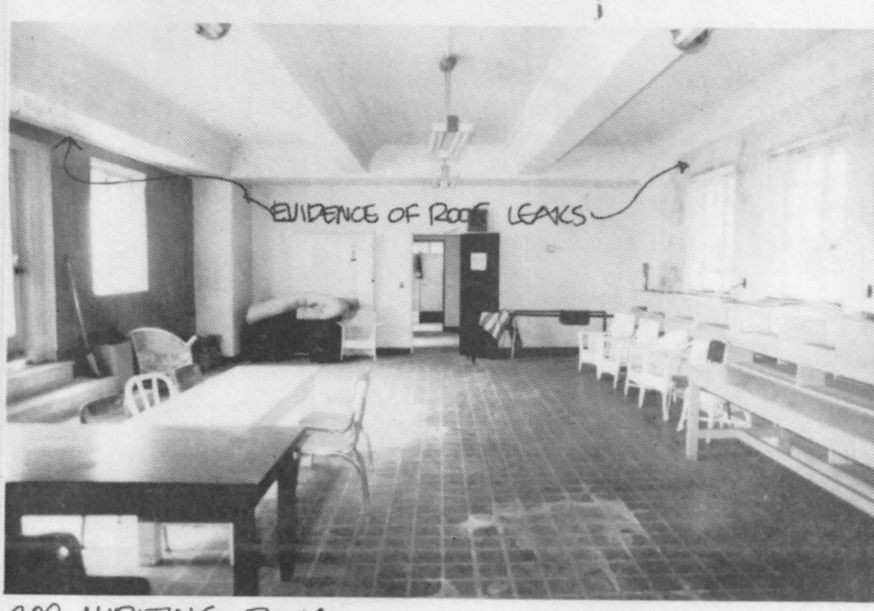
107 COVERED SKYLIGHT, WOMENS DRESSING ROOM



123 CORNER OF COOLING RM #1



118 MEN'S BATH HALL ↑



200 WRITING ROOM

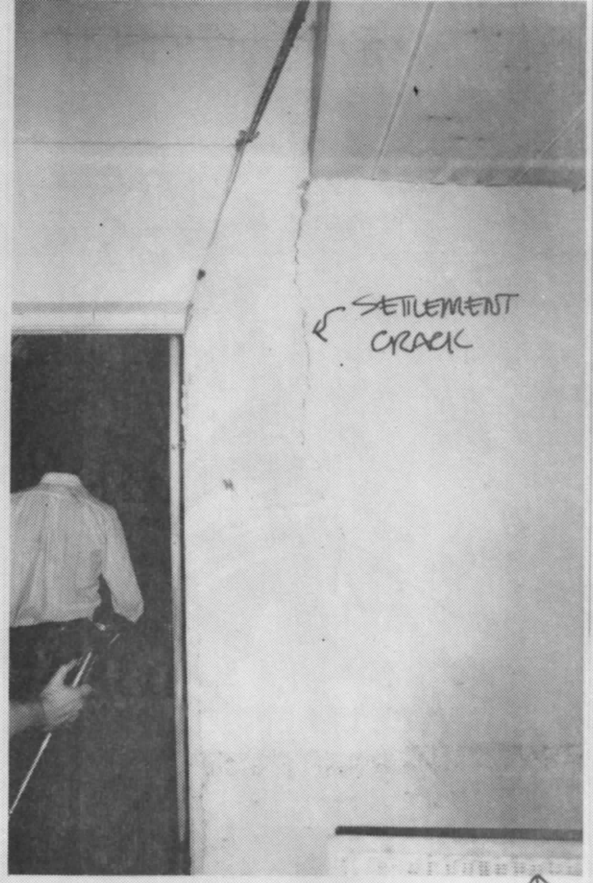


B102 DOOR TO QUAPAW SPRING ↑

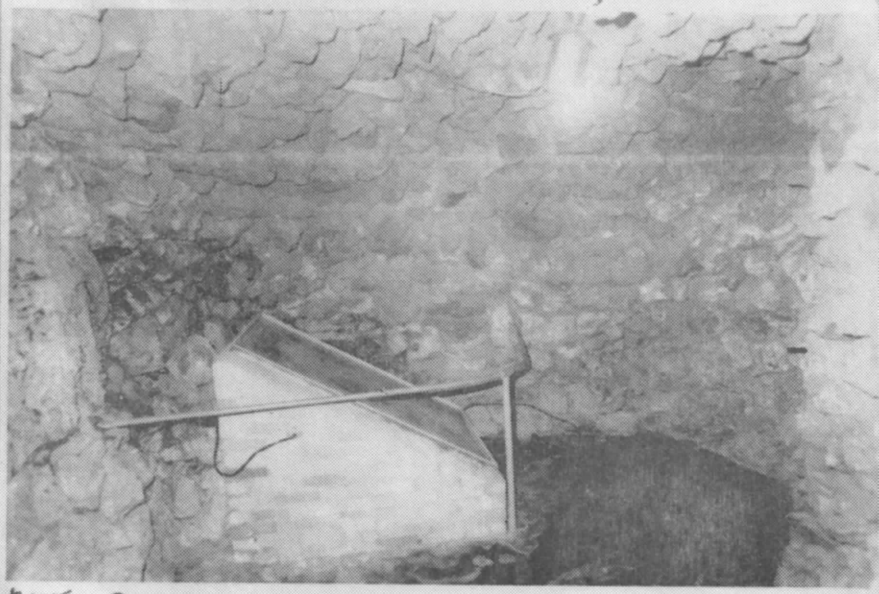


202 EVIDENCE OF ROOF LEAKS - 2ND FLOOR ↑

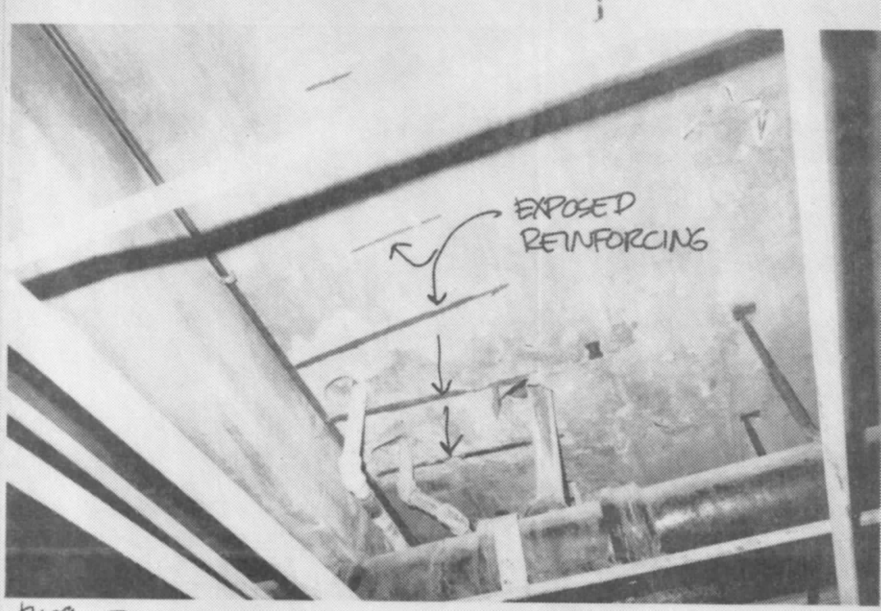
QUAPAW



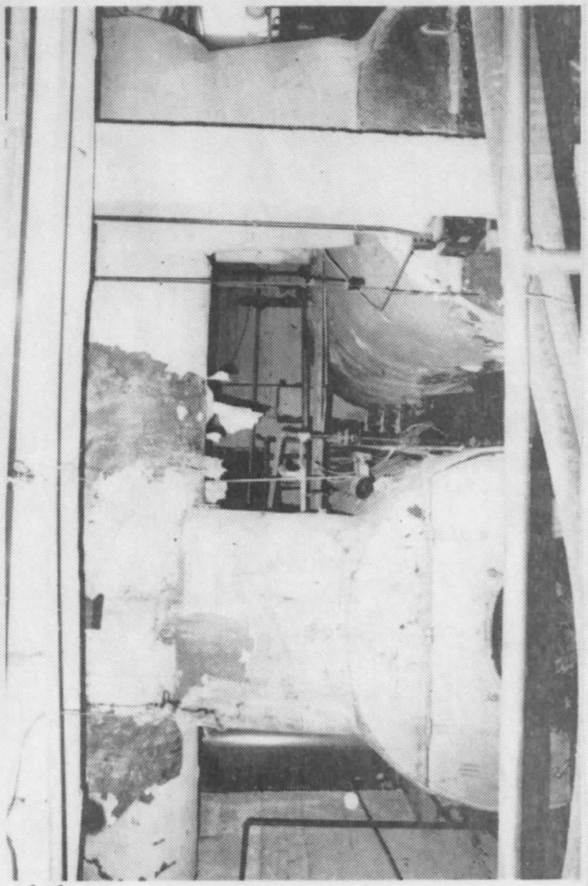
B100 BASEMENT



B105 QUAPAW SPRING



B109 BASEMENT CEILING



B113 BOILER ROOM



B109 BASEMENT FLOOR / MINERAL WATER INFILTRATION

QUAPAW

OZARK

The Ozark is another bathhouse built circa 1920. It is also in the Spanish Revival style, and it is a good example of this period. On the front there is the ubiquitous sunporch, so much a part of building in the first third of the 20th Century. It has wide French casements and is enriched with colored tile spandrels. It is set between low towers whose windows have frames made up of three receding planes. Over these windows there is a cartouche. The two-story towers, behind the small one-story towers, are also treated with windows which have Art Deco frames and above those are small flat panels in the same mode. The towers are finished with flat pilasters flanking open arches, and they are topped with tile roofs and finials.

The lobby of the Ozark is entered through a sun porch skylighted along the lobby wall. Behind the lobby and in the center of the building is the stair core, the women's dressing room, and the men's bath hall in the rear, which has two rows of clerestory windows. The remainder of the men's facilities are a pack room, cooling room, dressing room, and massage room along the south side. The north side of the building is the women's side and consists of the bath hall, cooling and dressing room, and massage room.

The second floor of the Ozark is only about one-fourth as large as the first. The north side has a women's dressing area and toilet with a similar arrangement for the men on the south side. There is an additional men's dressing area in the center of the building.

The roof is flat over the first and second floors, but some clay tile is used over the porch and atop the two towers on either side of the porch.

The Ozark basement is about half the size of the first floor and consists of laundry and boiler space on the south side, and attendant's spaces on the north side. The center spaces are used for storage and are under the front part of the lobby.

CONDITION

This building is built of stuccoed load bearing masonry exterior walls, plastered interior masonry bearing walls (with a few concrete columns) and concrete pans and flat slabs. There are cracks which indicate settlement where the first floor porch joins the main part of the building, and several scattered places on the basement ceiling. There is evidence of moisture infiltration at the rear wall of the Women's Bath Hall due to poor surface drainage and inadequate or non-existent below grade wall waterproofing. Once the infiltration is corrected, these areas will need paint and plaster repair. The concrete analysis found no indication of area of unacceptable concrete.

The Men's Dressing Room on the second floor has plaster and paint decay which indicate the need of a new roof and interior surface repair. Most of the remainder of the interior of the building is in acceptable condition, including the mechanical and electrical systems.

On the measured drawings the following specific items are referenced:

Basement (A) settlement or shrinkage crack on floor
(B) crack in concrete ceiling
(C) crack in concrete ceiling

First Floor (A) moisture damage
(B) crack in floor
(C) crack in porch arch

Second Floor (A) leak in roof
(B) plaster and paint decay on walls

Norvell Plowman Laboratories, Inc.

CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES

P. O. Box 2453 LITTLE ROCK, ARKANSAS 72204 MO 4-25

REPORT OF Impact Hammer Tests

FOR

PROJECT SEE PAGE 2

SAMPLED FROM

SOURCE

Ozark Bath House:

First Floor:

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	54	6850
2	56	7000+
3	42	4050
4	46	5300
5	42	4050
6	36	3450

Second Floor:

1	56	7000+
2	54	6850
3	56	7000+
4	52	6450
5	50	6150
6	50	6150

Lamar Bath House:

Basement:

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	42	4050
2	46	5300
3	42	4050
4	42	4050
5	48	6000
6	44	4300

First Floor:

1	54	6850
2	56	7000+
3	50	6150
4	50	6150
5	52	6450
6	44	4300

Second Floor:

1	42	4050
2	40	4000
3	36	3450
4	40	4000
5	42	4050
6	40	4000

TEST NO.

NORVELL PLOWMAN LABORATORIES, INC.

Form No

EXISTING FINISH SCHEDULE

OZARK BATH HOUSE, HOT SPRINGS, ARK.

Fl. BASEMENT / RM. NO.	FINISHES												COMMENTS
	FLOOR		BASE		WAINSCOT		WALLS			CEILING			
	CONC.		NONE		NONE		CONC.	MASONRY	FRAME	CONC.	CONC. JST.		
B100	◑		○		○		◑				◑		
B101	◑		○		○		○				○		
B102	◑		○		○		◑				◑		
B103	◑		○		○		○						
B104	○		○		○			○					
B105	○		○		○			○					
B106	○		○		○		○						
B107	○		○		○				○				
B108	○		○		○				○				
B109	○		○		○				○				
B110	○		○		○		○						
B111	○		○		○		○				○		frame wall - so. side
B112	○		○		○		○				○		

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ◐ MAJOR REPAIR

EXISTING FINISH SCHEDULE

OZARK BATH HOUSE, HOT SPRINGS, ARK.

FIRST FLOOR

ROOM NO.	FINISHES																				COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILING				
	QUARRY TILE	TILE			TILE	MARBLE			TILE				PAINT				TILE	PAINT	WOOD	STUCCO	
100		○			○	○							○					○			stucco wall / T&G ceiling w/ skylight
101	○				○								○						○		
102		○			○								○					◑			
103		◑			◑								◑					◑			
104		○			○								○					○			
105		◑			○								◑					○			
106		○			◑								○					○			skylight
107		◑			◑								◑					◑			
108		○			○								○				○				
109		◑			◑								◑					◑			
110		◑			◑								◑					◑			
111		○			○								○					○			skylight
112		○			○								○					○			
113		○			○								○					○			
114		○			○								○					○			
115		○			○								○					○			
116		○			○								○					○			
117		○			○								○							○	
118		○			○								○							○	
119		○			○								○							○	

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ◉ MAJOR REPAIR

EXISTING FINISH SCHEDULE

OZARK BATH HOUSE, HOT SPRINGS, ARK.

FL. SECOND FLOOR

RM. NO.	FINISHES														COMMENTS
	FLOOR				BASE		WAINSCOT		WALLS		CEILING				
	TILE	CONC.	LINOLEUM.	QUARRY TILE	TILE	QUARRY TILE			PAINT.		PAINT.				
200				○		○			○		○				
201		◑							◑		●				
202	○				○				◑		○				
203	○				○				○		○				
204	○				○				○		○				
205	○				○				○		○				
206			○		○				○		○				

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

OZARK BATHHOUSE: COST ESTIMATE

A. Recommendations for structural repair, exterior repainting, reroofing, etc.

Reroute surface water and waterproof		$ 3,000.00
Epoxy grout approximately 20% of basement ceiling 3,150 X .20 X .50 =		350.00
Repair exterior stucco	LS	1,000.00
Repair, clean, reglaze and repaint exterior windows	LS	2,000.00
Repaint, exterior (includes scaffolding) 5,600 X .40		2,240.00
Remove old roof and flashing, reroof and reflash, and repair tile roof 8,525 X 2.50 =		21,310.00
Sub-Total		29,900.00
15% OH & P + 5% CONTIGENCY		5,980.00
Total		$ 35,880.00

B. Cost estimate for safety provisions.

Fire stair enclosures (complete existing enclosures, add rated doors, etc.)	$ 3,000.00
Add exit lighting, signing, emergency lights, etc.	2,000.00
Add fire hose cabinets, piping	2,000.00
Sub-Total	$ 7,000.00
CONTRACTOR'S 15% OH & P	1,050.00
Total	$ 8,050.00

C. Cost estimate for interior rehabilitation as a bathhouse (excluding special equipment)

Surfaces and finishes 10,900 SF X $2.00 =	$ 21,800.00
Partial Air Conditioning	2,500.00
Electrical revisions	2,000.00
Plumbing clean up	1,500.00
Sub-Total	27,800.00
CONTRACTOR'S 15% OH & P	4,170.00
Total	$ 31,970.00

D. Cost estimate for annual maintenance.*

Cost of roof ÷ 25 years 21,000 ÷ 25 =	840.00
Cost of exterior painting ÷ 5 years 4,200 ÷ 5	840.00
Cost of interior painting ÷ 5 years 14,050 SF X $.25 ÷ 5 =	700.00
Miscellaneous annual expenses	500.00
Total	$ 2,880.00

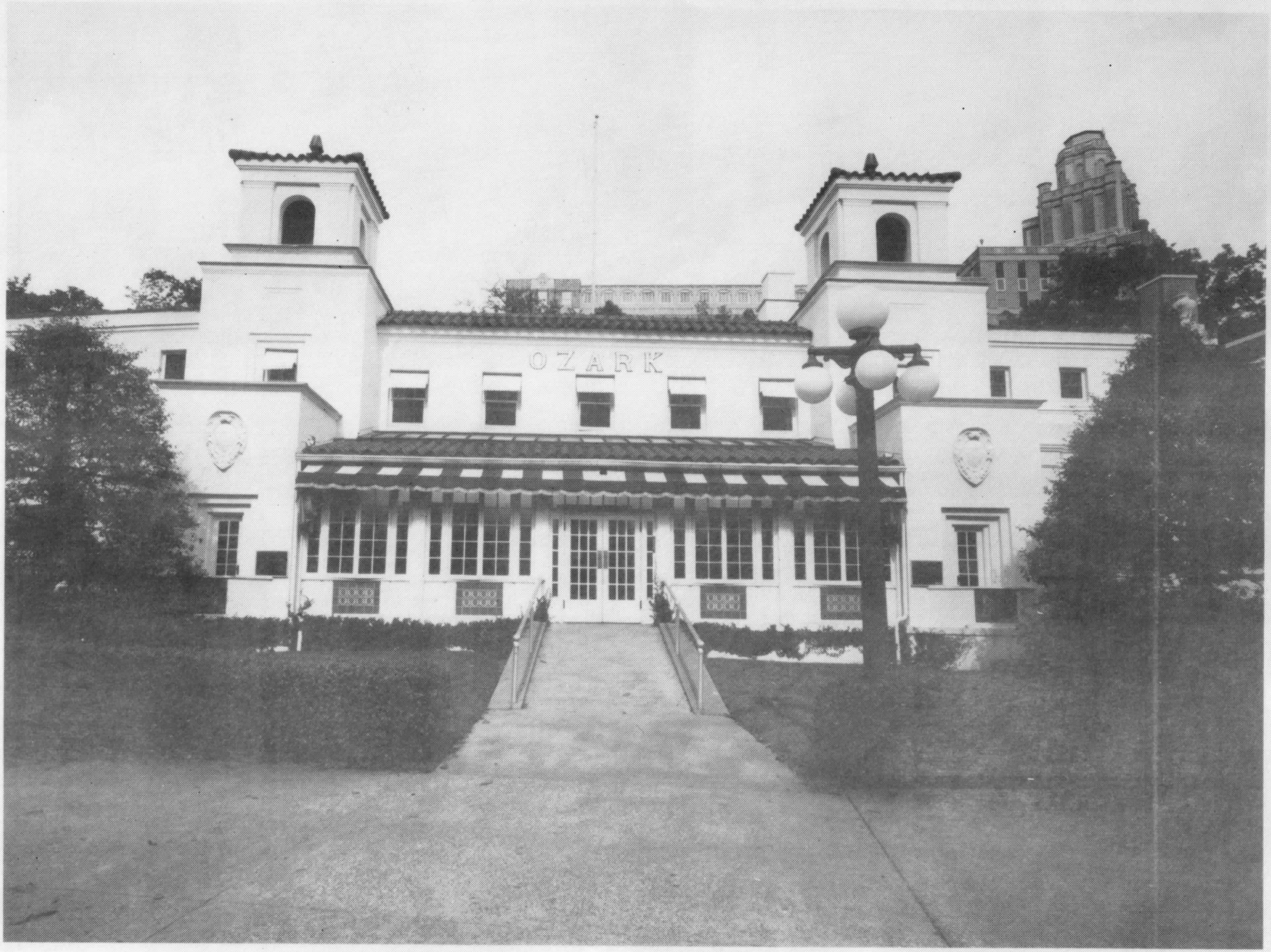
E. Total A, B & C $ 75,900.00

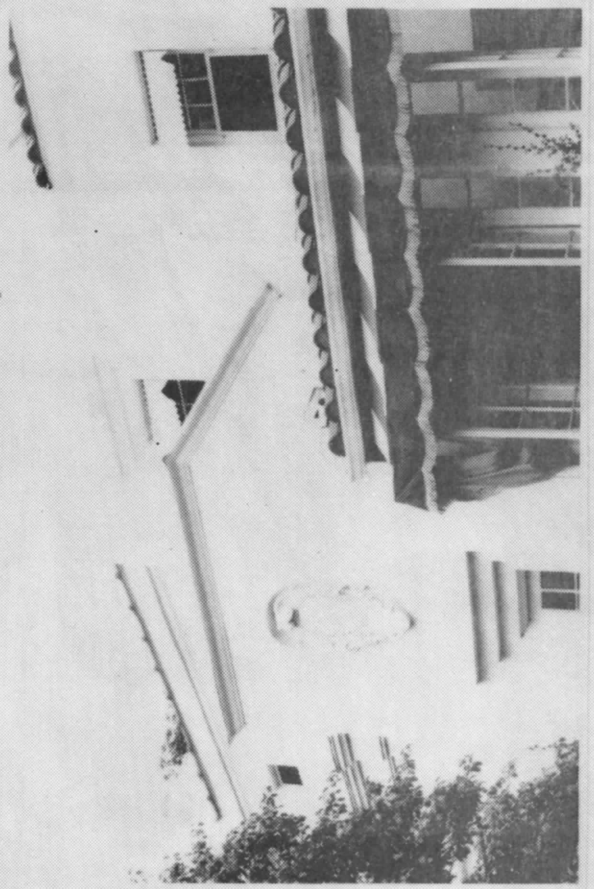
* 1973 Dollar Value



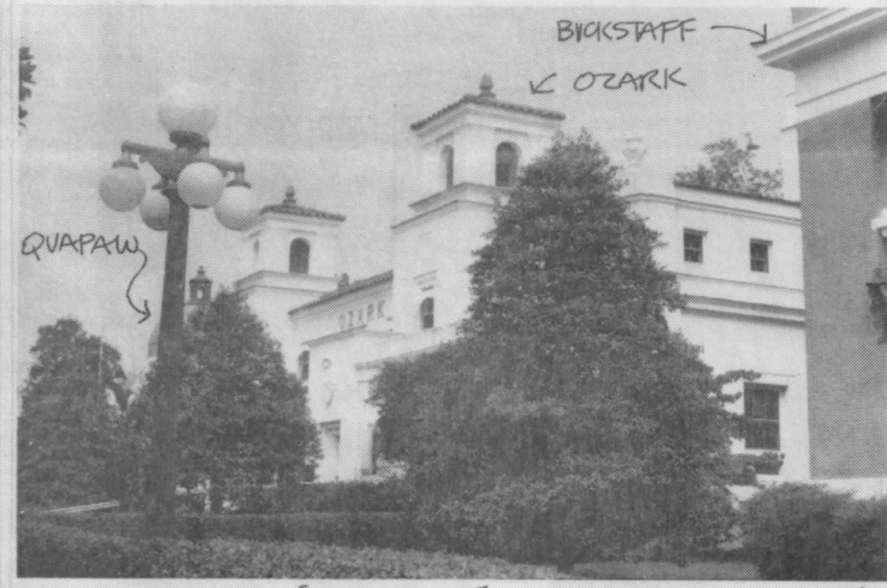
OZARK BATH HOUSE.

A COPY OF A PRE-1929 PHOTOGRAPH


OZARK



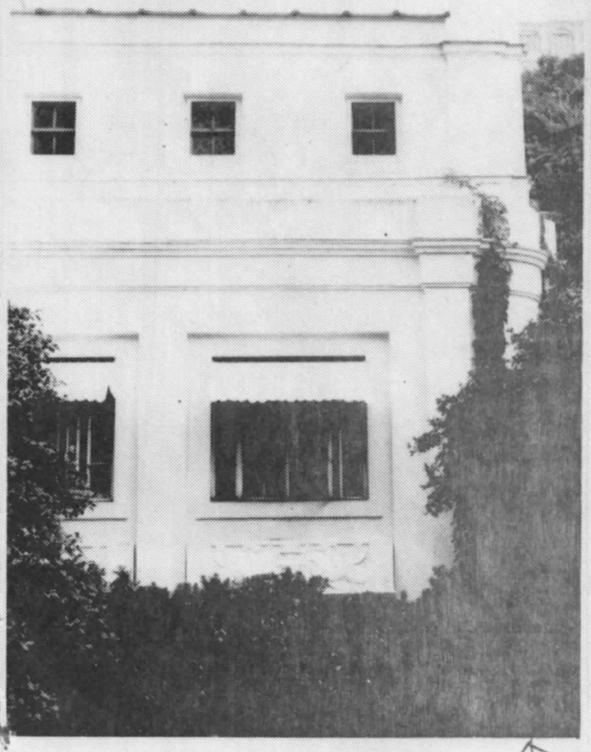
PLASTER EMBLEM ←



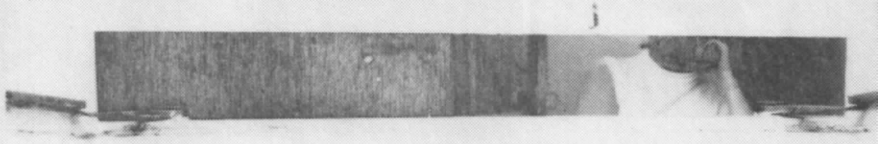
OZARK - FROM SOUTH WEST ↑



OZARK - WEST ELEVATION ↑



OZARK





OZARK - TILE DETAIL, UNDER WINDOW SILL



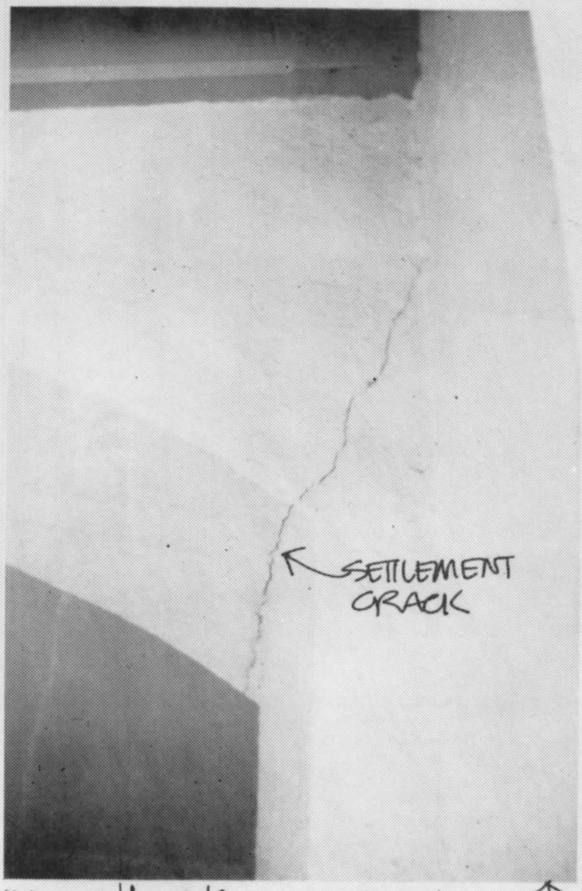
101 SUN PORCH



100 LOBBY



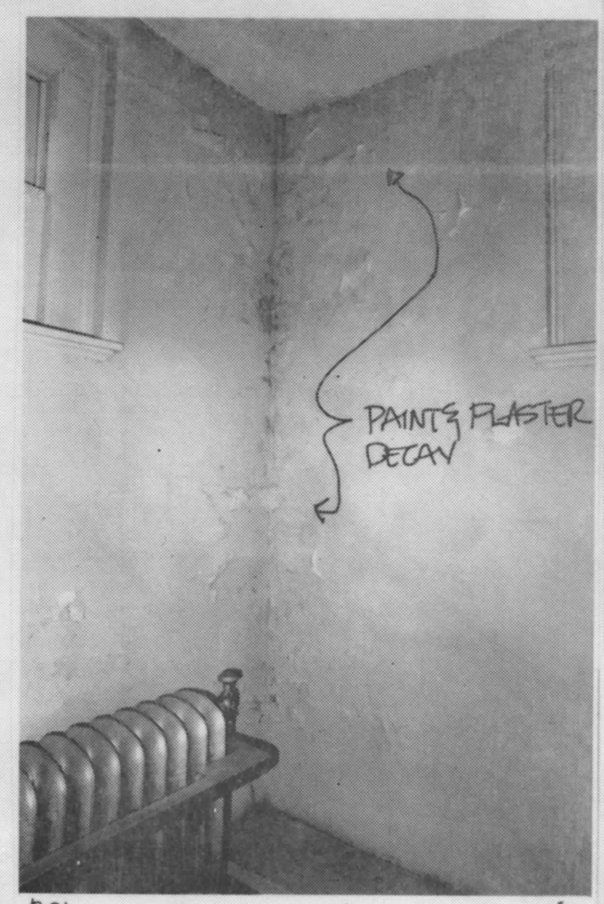
110 MENS BATH HALL



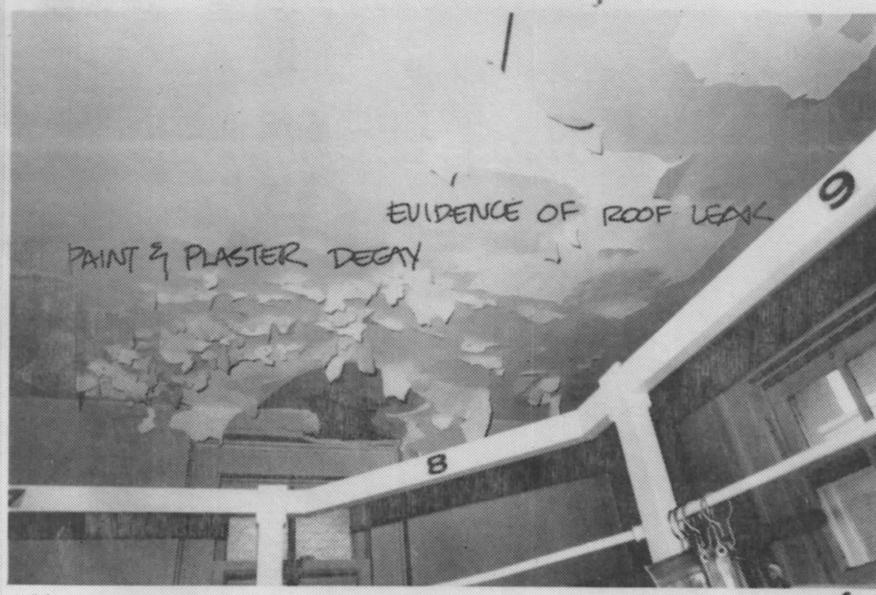
101 · north side - SUN PORCH



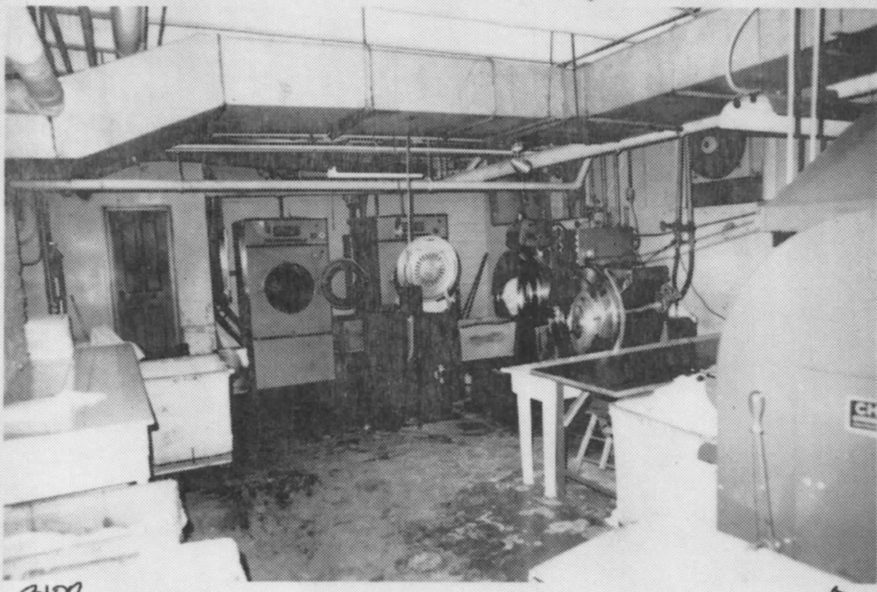
110 MENS BATH HALL



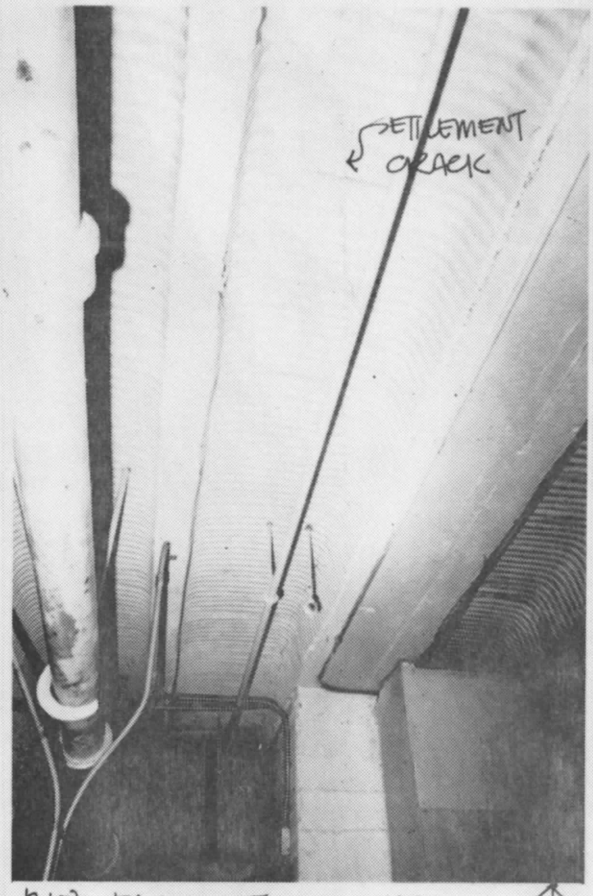
201 WALL & CEILING, 2ND FLOOR



201 CEILING, 2ND FLOOR



B102 LAUNDRY



B100 BASEMENT CEILING

OZARK

BUCKSTAFF

The Buckstaff is one of the best preserved of all of the bathhouses on Bathhouse Row. It is brick with white stucco and wood trim, and is in the style called Edwardian.

Built circa 1920, it has a colonnade of collossal white Doric columns, which frame seven bays. This colonnade of engaged columns is set in antis between brick pavilions. In front there is a wide sitting terrace embellished with a low parapet and classical urns.

There are brick parapets over the pavilions and over the third, or attic story. The main cornice suggests the Roman Doric order with paterae over each column. They are carefully designed, as they have entasis. On the attic story, over each column, is a white urn, and there is another classic cornice over it, but slightly smaller in scale.

The first floor of the Buckstaff is in the best condition of all the bathhouses and this is immediately noticeable in the lobby which has been recently painted and carpeted. This is evident throughout the first floor which is exclusively the men's floor. Across the front and on the north and south sides are the cooling rooms and dressing rooms. Behind these rooms and in the center of the building are the toilets, with the massage room, north side, and the men's locker room, south side, behind the toilets. Occupying the remainder of the first floor located center-rear is the bath hall, one of the

largest on Bathhouse Row and the best kept, with a large center skylight.

The second floor, or the women's floor, is gained by either elevator or stairs and is also in good conditon. The front center portion consists of a small writing room, storage room, and elevator and stairwell. The remainder of the front is similar to the men's, consisting of cooling rooms and dressing rooms. Behind these are the toilets with the women employees' lounge, north side, and women's lockers, south side, behind the toilets. The remainder of the second floor forms a "u" shape and sits over the men's bath hall. The base of the "U" is the women's bath hall and each leg consists of a pack room and massage parlor.

The third floor is a common space for men and women and has access to the sun porches on either end of the building. The main space is a reading room that runs along the entire front of the building and there are two writing rooms at either end.

There are three different roof levels to the Buckstaff. The upper level over the third floor is flat and slopes to the rear and affords access to the brick elevator penthouse. There is also a brick parapet with a concrete cap around the front and two sides. The second level is the largest and covers the remainder of the second floor, excepting the small portion for the men's skylight. This roof is also flat, has a brick and concrete parapet and two

small metal frame and wire glass skylights over the women's bath hall. The lower level is over the rear center portion of the men's bath hall directly behind the flat metal frame and wire glass skylight. This section also drains to the rear of the building.

The basement of the Buckstaff, one-half as large as the first floor, is under the front one-half of the building. The basement can only be entered from exterior stairs on the north and south sides of the building. Rooms in the basement, from north to south, are the boiler room, work room, fan and elevator room with wind tunnel adjacent and two storage rooms on the south side with a laundry room to the east.

CONDITION

The Buckstaff is a load bearing masonry building with rolled steel beams encased in concrete and concrete flat slabs. There are several small cracks in the concrete, although none which appear to be serious. There is both spalling and exposed reinforcing in several areas of the basement which needs protection and covering. In addition there are areas of brick wall which need repointing.

On both the second and third floors there is water damage from decaying roofs which need replacing and reflashing. Damaged interior surfaces need replastering and repainting.

The Backstaff is in good condition structurally with the exception

of needed covering of exposed steel in the basement, and the roof. The first floor is in the best condition of any of the houses and shows that it has been recently painted and well maintained.

The mechanical and electrical systems are adequate for the present level of usage.

On the measured drawings the following items have been referenced:

Basement: (A) Steel exposed.
(B) Reinforcing rods exposed.
(C) Steel Exposed.
(D) Reinforcement exposed.
(E) Brick in this room needs repointing.
(F) Brick need repointing.
(G)

First Floor: (A) Stucco needs patching and painting.
(B) Concrete walk needs some repair.

Second Floor: (A) Moisture damage.
(B) Crack in floor.
(C) Crack in wall.
(D) Moisture damage.
(E) Moisture damage.
(F) Moisture damage.

Ⓖ Moisture.

Ⓗ Moisture.

Ⓘ Cracks (along beam and in wall)

Ⓙ Cracks and moisture damage.

Ⓚ Moisture damage.

Ⓛ Crack in floor

Ⓜ Crack in floor

Third Floor: Ⓐ Water damage, paint peeling

Ⓑ Water damage.

Ⓒ Water damage.

Ⓓ Water damage.

Norvell Plowman Laboratories, Inc.

CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES

P. O. Box 2453 1901 APPIANWAY LITTLE ROCK, ARKANSAS 72204 MO 4-2

REPORT OF Impact Hammer Tests

FOR

PROJECT

SAMPLED FROM

SOURCE

SEE PAGE 2

BUCKSTAFF BATH HOUSE (Tested 10-24-73)

Basement - south half

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	42	4050
2	40	4000
3	38	3600
4	42	4050
5	44	4300
6	44	4300
7	42	4050
8	40	4000

Basement - north half

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	44	4300
2	42	4050
3	44	4300
4	44	4300
5	44	4300
6	42	4050
7	40	4000
8	40	4000

First Floor - South half

1	40	4000
2	44	4300
3	38	3600
4	44	4300
5	46	5300
6	46	5300
7	38	3600
8	44	4300

First Floor - north half

1	38	3600
2	38	3600
3	44	4300
4	44	4300
5	44	4300
6	42	4050
7	38	3600
8	42	4050

TEST NO.

NORVELL PLOWMAN LABORATORIES, INC

Form N

Norvell Plowman Laboratories, Inc.

CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES

P. O. Box 2453 x1901 APPIANWAY, LITTLE ROCK, ARKANSAS 72204 MO 4-25

REPORT OF Impact Hammer Tests

FOR

PROJECT SEE PAGE 3

SAMPLED FROM

SOURCE

BUCKSTAFF BATH HOUSE (Tested 10-24-73)

Second Floor - south half

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	44	4300
2	40	4000
3	38	3600
4	40	4000
5	44	4300
6	44	4300
7	38	3600
8	40	4000

Second Floor - north half

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	42	4050
2	44	4300
3	42	4050
4	42	4050
5	42	4050
6	38	3600
7	42	4050
8	42	4050

Third Floor - south half

1	38	3600
2	36	3450
3	42	4050
4	42	4050
5	44	4300
6	42	4050
7	40	4000
8	44	4300

Third Floor - north half

1	40	4000
2	44	4300
3	38	3600
4	40	4000
5	40	4000
6	44	4300
7	40	4000
8	44	4300

cc- National Parks & Recreation Service
c/p Cromwell, Neyland, Truemper, Millett & Gatchell

TEST NO. 80760-A NORVELL PLOWMAN LABORATORIES, INC

Form N

EXISTING FINISH SCHEDULE

BUCKSTAFF BATH HOUSE, HOT SPRINGS, ARK.

FL. BASEMENT

RM. NO.	FLOOR: CONC.	BASE: NONE	WAINSCOT: NONE	WALLS: CONC.	WALLS: CONC. BLK.	WALLS: BRICK	CEILING: CONC.	COMMENTS
B100	○	○	○	○			○	
B101	○	○	○	○			○	
B102	○	○	○	○			○	
B103	○	○	○	○		○	○	east wall brick
B104	○	○	○			○	○	
B105	○	○	○			○	○	
B106	○	○	○			○	○	
B107	○	○	○	○		○	○	west wall brick
B108	○	○	○	○			○	
B109	○	○	○	○			○	
B110	○	○	○	○			○	

LEGEND OF CONDITIONS:

○ GOOD ◐ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

BUCKSTAFF BATH HOUSE, HOT SPRINGS, ARK

FIRST FLOOR / RM. NO.	FINISHES																					COMMENTS
	FLOOR				BASE			WAINSCOT			WALLS			CEILING								
	TILE	MARBLE	CONC.	CARPET	TILE	MARBLE	NONE	TILE	MARBLE	NONE	MARBLE	PAINT.	ACOUST. TILE	PAINT	ACOUST. TILE							
100				○		○			○			○		○								
101				○		○			○			○		○								
102	○					○			○			○		○								
103	○					○			○				○		○							paint on E & W walls
103a		○				○				○	○			○								marble room
104	○					○			○			○		○								
105			○		○					○		○		○								
106			○		○					○		○		○								
107	○					○				○	○			○								
108	○				○			○				○		○								
109	○					○			○			○		○								
110	○					○			○				○		○							
110a		○				○				○	○			○								marble room
111	○					○			○			◐		○								

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ◐ MAJOR REPAIR

EXISTING FINISH SCHEDULE

BUCKSTAFF BATH HOUSE, HOT SPRINGS, ARK.

FLR. SECOND FLOOR

ROOM NO.	FINISHES																					COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILING					
	TILE	PAINT. CONC.			TILE	MARBLE	CONC.		TILE	MARBLE	NONE		MARBLE	PAINT	ACOUST. TILE		PAINT	ACOUST. TILE				
200	○					○				○				○			○					
201	○					○				○				○			○					
202		○			○						○			○			○					
203	○					○				○				○			○					
204	○					○				○				○			○					
205	○					○				○				○			○					
206	○				○				○	○			○				○					
207	○					○					○			○			○					
208	○	○			○						○			○			○					
209		○			○						○			○			○					
210	○				○				○					○			○					
211	○				○				○					○			○					
212	○					○				○			○				○					
213	○					○				○				○			○					
214	○				○				○					○			○					
215	○									○				○			○					
216	○									○				○	○		○					
217	○									○				○				○				

LEGEND OF CONDITIONS:

○ GOOD ① MINOR REPAIR & PATCHING ② MAJOR REPAIR

EXISTING FINISH SCHEDULE

BUCKSTAFF BATH HOUSE, HOT SPRINGS, ARK.

THIRD FLOOR

RM. NO.	FINISHES												COMMENTS
	FLOOR		BASE		WAINSCOT		WALLS		CEILING				
	TILE		MARBLE		MARBLE	NONE	PAINT		PAINT				
300	○		○		○		◑		◑				
301	○		○		○		○		○				
302	○		○			○	○		○				
303	○		○			○	○		○				
304	○		○			○	○		○				

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ◯ MAJOR REPAIR

BUCKSTAFF BATHHOUSE: COST ESTIMATE

A. Recommendations for structural repair, exterior repainting, reroofing, etc.

Reroute surface water and waterproof	$ 2,000.00
Epoxy grout 20% Basement ceiling .20 X 3,760 X $.50 =	400.00
Repointing brick bearing walls, basement 500 SF X $1.00 =	500.00
Repointing areas of north east and east exterior wall (includes scaffolding) 1,000.00 X 1.50 =	1,500.00
Repair, clean, reglaze and repaint wood windows casings and sills	3,000.00
Remove old roofing and flashing, reroof and reglaze 7,050 X 2.50 =	17,625.00
Sub-Total	25,025.00
15% OH & P + 5% CONTENGENCY	5,005.00
Total	$ 30,030.00

B. Cost estimate for safety provisions

Fire stair enclosures (complete existing enclosures, add rated doors)	$ 3,000.00
Add exit lighting, signing, emergency lights, etc.	3,000.00
Add fire hose cabinets, piping	3,000.00
New elevator (reuse parts of cab)	25,000.00
Revisions to elevator shaft	5,000.00
Sub-Total	39,000.00
CONTRACTOR'S 15% OH & P	5,850.00

Total	$ 44,850.00

C. Cost estimate for interior rehabilitation as a bathhouse (excluding special equipment)

Surfaces and finishes 15,000 SF X $.10	1,500.00
Partial Airconditioning	2,500.00
Electrical revisions	2,000.00
Plumbing clean-up	1,500.00
Sub-Total	7,500.00
CONTRACTOR'S 15% OH & P	1,125.00
Total	$ 8,625.00

D. Cost estimate for annual maintenance:

Cost of roof ÷ 25 years = 17,500 ÷ 25 =	700.00
Cost of exterior painting ÷ 5 years = 3,000 ÷ 5 =	600.00
Cost of interior painting ÷ 5 years 19,100 SF X $.25 ÷ 5 =	955.00
Miscellaneous annual expenses =	750.00
	$ 3,005.00

E. Total A, B, & C. $ 83,505.00


BUCKSTAFF - BATHS



100 LOBBY, LOOK'G NORTH ↑

BUCKSTAFF



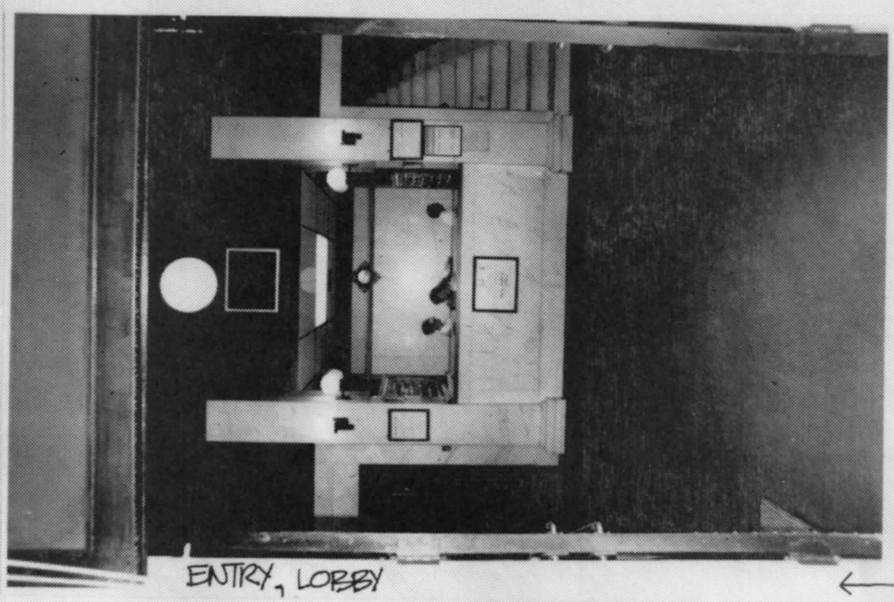
LAMAR

AREAWAY ↑

BUCKSTAFF



BUCKSTAFF : WEST ELEVATION ↑



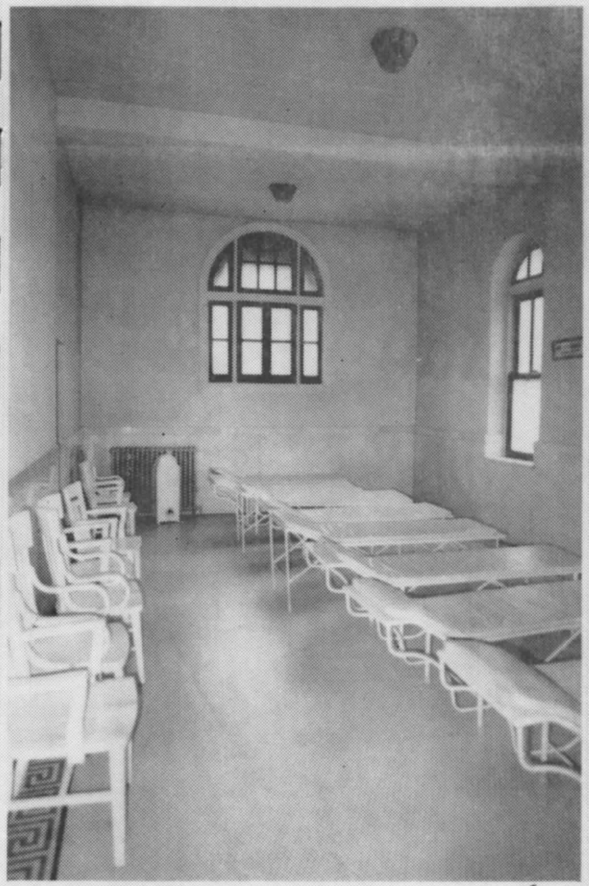
ENTRY, LOBBY ←

100



BUCKSTAFF, FRONT PORCH ←

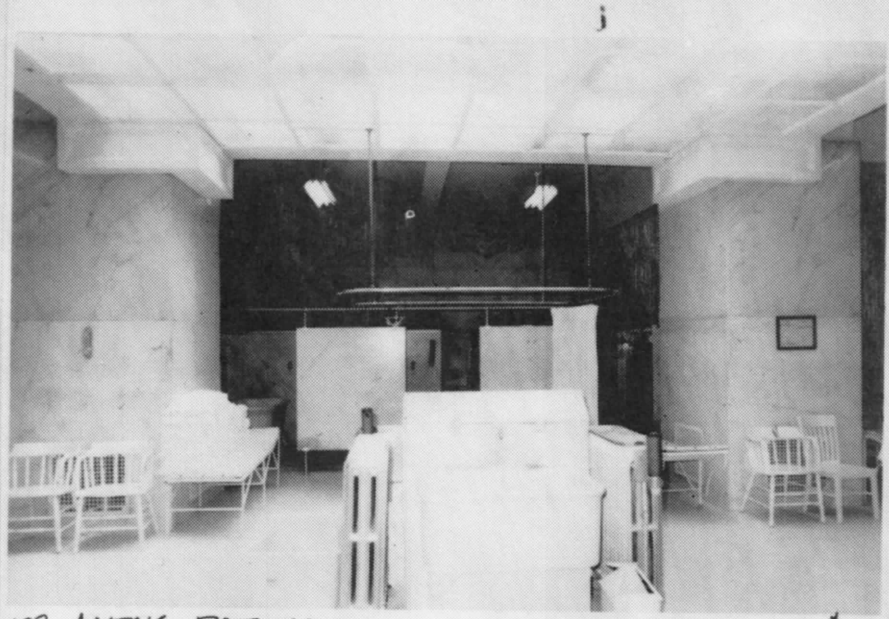
134



110 COOLING ROOM



107 MENS' BATH HALL



107 MENS BATH HALL

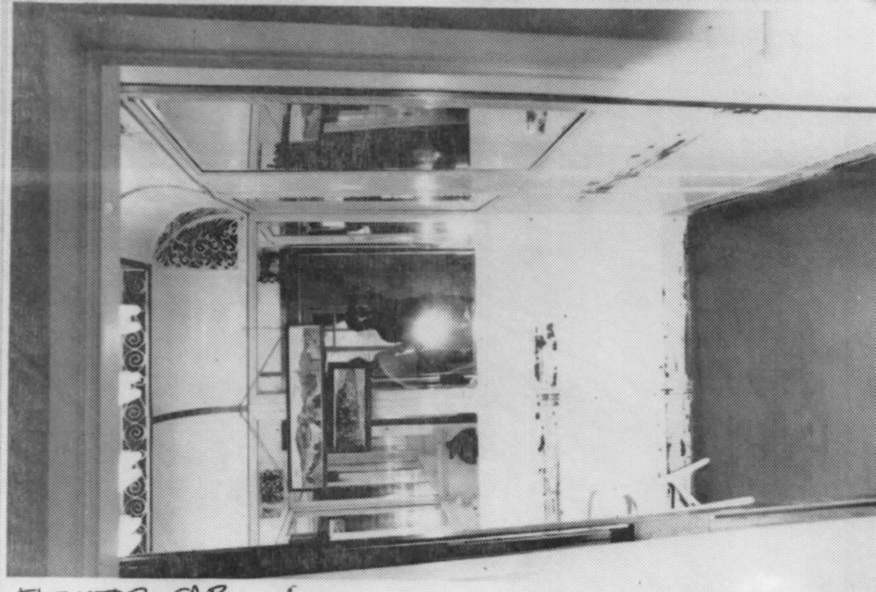


111 PRESSING ROOM

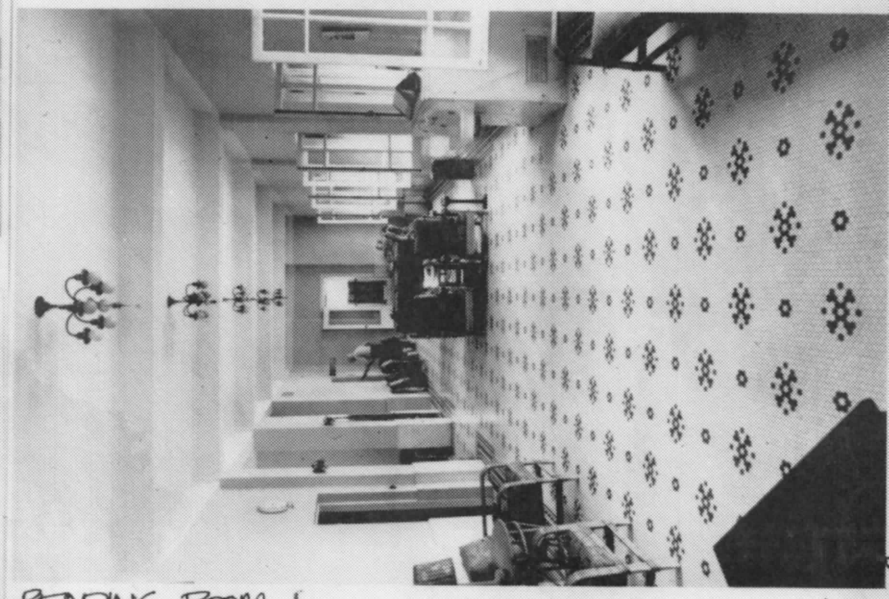
BUCKSTAFF



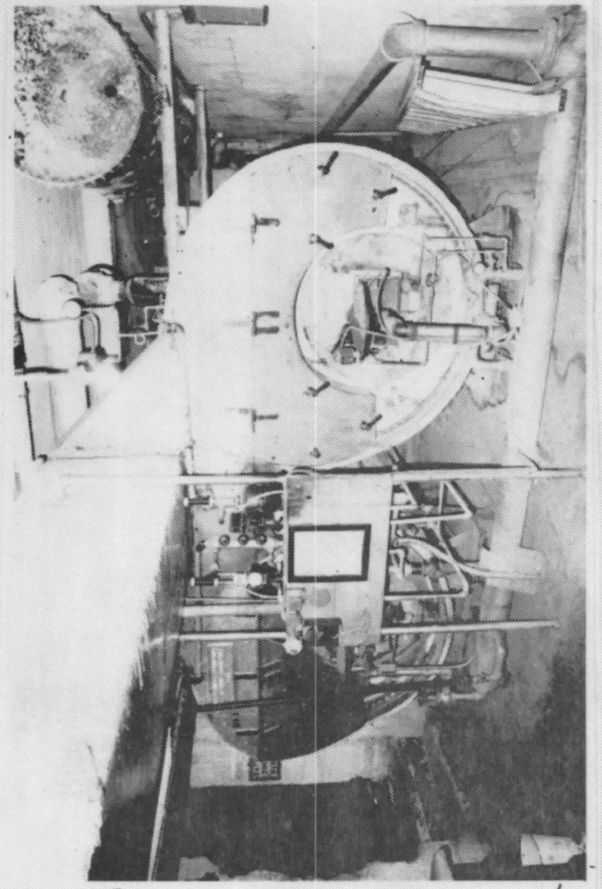
105 EMPLOYEE ENTRANCE ↑



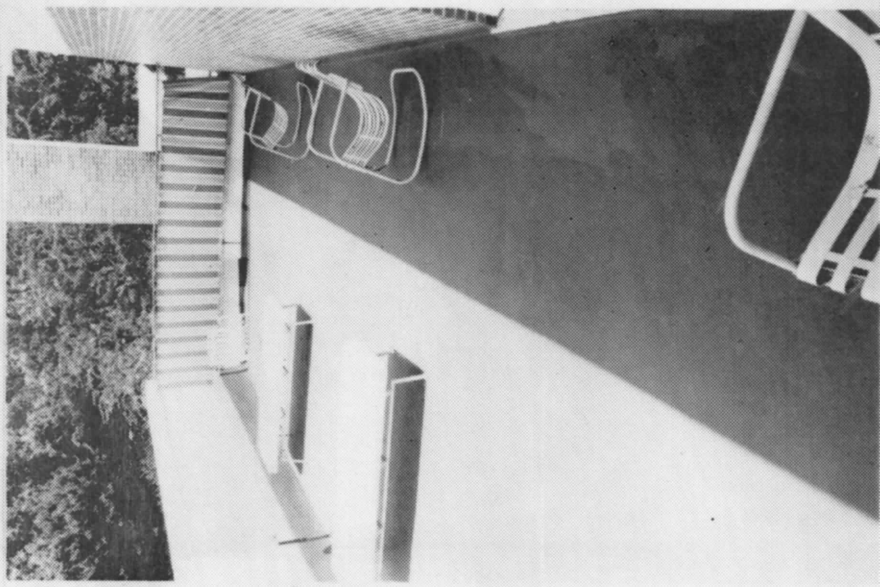
ELEVATOR CAB ! ←



READING ROOM ! ←



BOILER ROOM, BASEMENT ←



SUN PORCH ! ←

LAMAR

Built about 1920, the Lamar is indicative of the California School, or Bay Region School, of modern American architecture. The sun porch windows are of the three part type, with a wide center bay, that has come to be known as the Chicago window. The entrance is expressed by a flat pediment, which is repeated also over the two-story rear portion. There are very simple cornices in stucco, and the whole building is also in stucco. The parapets and the pediments are finished with a row of tile.

The Lamar has an enclosed sun porch leading into the lobby. The lobby is unique to the others since it has been carefully painted to resemble stone arches and country scenes. The murals cover the north and south walls and a portion of the east wall. The remainder of the floor is divided fairly equally between men and women on the north and south sides respectively, and consists of the cool rooms in front, pack rooms center, and bath halls in the rear. The stair core is centered between the two pack rooms, and is skylighted from the second floor level.

The north side of the second floor consists of the massage room and writing room in front, and the remaining space used as a dressing room, with a toilet in the rear and access to a common gymnasium space. The women's side, somewhat smaller because of the gymnasium, has similar spaces with the writing room and a portion

of the dressing area in front, and remaining dressing and massage over the central portion of the building.

The roof of the Lamar is flat, drains to the rear, and its only main protrusion is the metal frame and wire glass skylight over the stair well. The raised parapet across the front and partially down both sides in brick and clay tile, the remaining parapet is of the same material only lower.

The basement is a little larger than half of the first floor and is under the front portion of the building. The front rooms are attendant rooms, men north and women south, with a storage room between. Adjacent to the storage space is the laundry area, while the boiler and machinery room occupy the north wall. There is also a small storage/fuel room adjacent to the boiler room on the east side of the room against the north wall.

CONDITON

The Lamar is a load bearing masonry with concrete beams and slabs The first floor structure (Basement ceiling) is in poor condition with much spalling, cracking, and exposed and deteoriating reinforcing. In several places this floor structure has been shored with rolled steel beams on concrete pilasters, but these beems are unprotected. Some of this floor needs to be removed and replaced and in other areas patched and protected.

There are numerous cracks in the interior walls on the first and second floors, which indicates settlement and movement, but is not serious. These can be patched. There is paint and plaster decay on the second floor walls and ceiling which indicate roofing and flashing failure. Both of these need to be replaced.

The mechanical and electrical systems are adequate for the current level of utilization of the building.

On the measured drawings, the following specific items have been referenced:

Basement: (A) Exposed steel re-bars.

(B) Exposed steel re-bars.

(C) Evidence of moisture infiltration.

(D) Cracks.

(E) Wood sill beginning to rot; damage plaster inside.

(F) Wood sill beginning to rot; damaging plaster inside. Crack in ext. wall.

(G) Crack in exterior wall.

(H) Exposed steel beam.

(I) Exposed steel beam.

(J) Exposed Steel beam.

(K) Exposed steel beam.

(L) Exposed steel rebars.

(M) Exposed steel rebars.

First Floor: (A) Hollow areas under conc. sidewalk, needs to be broken up and relaid with proper drainage.

(B) Floor cracks

(C) Some cracking on walls.

(D) Cracks.

(E) Cracks in wall.

(F) Cracks in wall.

(G) Crack under beam.

(H) Cracks in floor tiles

(I) Crack in wall.

Second Floor: (A) Small patch of plaster rotting - some leak coming through

(B) Crack.

(C) Crack.

(D) Crack. Paint peeling.

(E) Cracks.

(F) Some evidence of roof leak. Small patches of rotted plaster on wood lath.

(G) Some evidence of roof leak. Small patches of rotted plaster on wood lath.

Norvell Plowman Laboratories, Inc.

CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES

P. O. Box 2453 1901 APPIANWAY LITTLE ROCK, ARKANSAS 72204 MO 4-2

REPORT OF Impact Hammer Tests

FOR

PROJECT SEE PAGE 2

SAMPLED FROM

SOURCE

Ozark Bath House:

First Floor:

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	54	6850
2	56	7000+
3	42	4050
4	46	5300
5	42	4050
6	36	3450

Second Floor:

1	56	7000+
2	54	6850
3	56	7000+
4	52	6650
5	50	6150
6	50	6150

Lamar Bath House:

Basement:

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	42	4050
2	46	5300
3	42	4050
4	42	4050
5	48	6000
6	44	4300

First Floor:

1	54	6850
2	56	7000+
3	50	6150
4	50	6150
5	52	6450
6	44	4300

Second Floor:

1	42	4050
2	40	4000
3	36	3450
4	40	4000
5	42	4050
6	40	4000

TEST NO.

NORVELL PLOWMAN LABORATORIES, INC

Form

Norvell Plowman Laboratories, Inc.

CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES

P. O. Box 2453 1501 APPIANWAY, LITTLE ROCK, ARKANSAS 72204 MO 4-25

REPORT OF Impact Hammer Tests

FOR

See Page 3

PROJECT

SAMPLED FROM

SOURCE

Lamar Bath House - Beams in Basement:

Sample Number:	Scale Reading:	Lbs./Sq. Inch:
1	36	3450
2	32	3000
3	32	3000
4	30	2850
5	34	3350
6	30	2850

Buckstaff and Fordyce Bath Houses not tested this trip.

- -

4 cc-National Parks & Recreation Service,
c/o Cromwell, Neyland, Truemper, Millett & Gatchell

TEST NO. 80760 NORVELL PLOWMAN LABORATORIES, INC.

EXISTING FINISH SCHEDULE

LAMAR BATH HOUSE, HOT SPRINGS, ARK.

LL. BASEMENT

RM. NO.	FINISHES																COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILINGS				
	NONE	CONC.	WOOD		NONE				NONE				CONC.	WOOD	STRUC. TILE	CONC. BLK.	CONC.				
B100		○			○				○				○				○				
B101		○			○				○				○				○				
B102			○		○				◐					○			○				
B103			○		○				○					○			○				
B104		○			○				○				○				○				
B105		○			○				○					○			○				
B106		○			○				○				○				○				
B107	○	○			○				○				○				○				
B108		○			○				○				○				○				
B109		○			○				○				○				○				
B110			○		○				○					○			○				

LEGEND OF CONDITIONS:

○ GOOD ◐ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

LAMAR BATH HOUSE, HOT SPRINGS, ARK.

FL. / RM. NO.	FINISHES																					COMMENTS
	FLOOR			BASE				WAINSCOT			WALLS			CEILING								
	TILE	LINOLEUM	CONC.	TILE	LINOLEUM	MARBLE	NONE	TILE	GLASS	NONE	TILE	STUCCO	PAINT	PAINT								
FIRST FLOOR																						
100	○			○				○					○	○								Painted stone work & murals
101		○		○				○					○	○								
102	○			○				○					○	○								
103		○			○					○			○	○								
104	○			○				○					○	○								
105		○			○					○			○	○								
106		○			○					○			○	○								
107	○			○						○	○			○								
108	○			○				○					○	○								
109	○			○				○					○	○								
110	○			○				○					○	○								
111	○			○				○					○	○								
112		○			○				○				○	○								marble base west wall
113		○			○				○				○	○								marble base west wall
114		○			○				○				◑	○								marble east wall
115		○		◑						○			◑	○								
116	◑			◑				◑					◑	◑								
117	○			○				○					○	○								
118	◑			◑				◑					◑	◑								
119		●			◑					○			◑	◑								
120		●			◑					○			◑	◑								
121	○			○				○					◑	○								
122			○				○			○			◑	◑								

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ◔ MAJOR REPAIR

EXISTING FINISH SCHEDULE

LAMAR BATH HOUSE, HOT SPRINGS, ARK.

Fl.: SECOND FLOOR

RM. NO.	FINISHES: FLOOR				BASE				WAINSCOT			WALLS	CEILING	COMMENTS
	TILE	LINOLEUM	MARBLE	CONC.	TILE	LINOLEUM	MARBLE	NONE	TILE	GLASS	NONE	PAINT	PAINT	
200			○				○			○		○		ceiling skylighted
201		○				○					○	○	○	
202				○				○			○	○	○	floor painted
203				○				○			○	○	○	floor painted
204	○				○				○			○	○	
205				○				○			○	○	○	floor painted
206	see comments							○			○	○	○	wood floor
207	○				○				○			○	○	
208				○				○			○	◑	◑	floor painted
209				○				○			○	◑	●	
210		◑				◑					○	○	○	
211				○				○			○	○	○	
212				○				○			○	○	○	
213			○				○			○		○		ceiling skylighted

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ◐ MAJOR REPAIR

LAMAR BATHHOUSE: COST ESTIMATE

A. Recommendations for structural repair, exterior repainting, reroofing, etc.

Reroute surface water and waterproof (remove perimeter sidewalk, lay drain tile, waterproof, fill, compact and new sidewalk)		$ 5,000.00
Trowelled on Epoxy grout 60% of basement ceiling 2,300 SF X $.50 =		1,200.00
Rebuild 10% of basement ceiling		
Demolition	$2,000.00	
Temp. shoring	1,000.00	
New structural slab 400 X 3.00 =	1,200.00	
Clean-up & misc.	1,000.00	5,200.00
Protect exposed rolled steel in basement		1,500.00
Pressure grout crack in exterior wall		250.00
Clean & repair exterior stucco (Inc. scaffolding) 9,240 SF X $.50		4,620.00
Repaint exterior 9,240 SF X $.15 =		1,390.00
Repair, clean, reglaze and repaint exterior windows	LS	5,000.00
Remove old roofing and flashing, reroof and reflash 9,100 SF X 2.50 =		22,750.00
Replace parapet tiles where cracked		1,000.00
Sub-Total		47,910.00
CONTRACTOR'S 15% OH & P		7,190.00
Total		$ 55,100.00

B. Cost estimate for safety provisions

Fire stair enclosure (complete existing

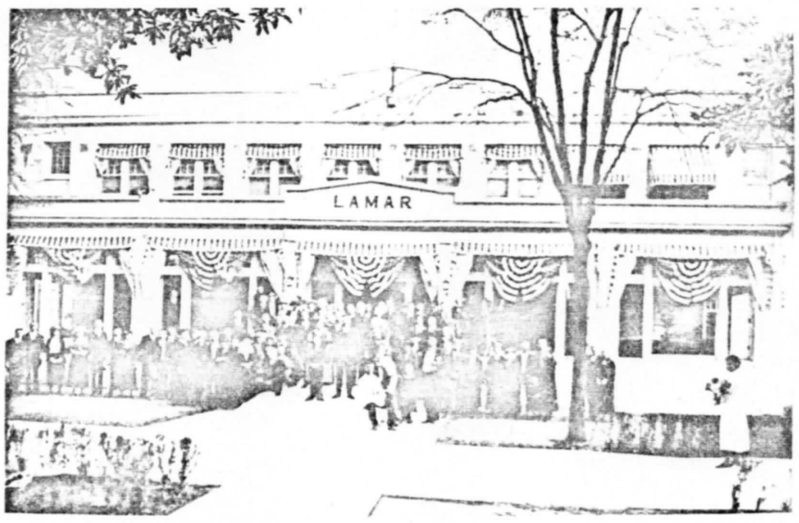
enclosure, add fire doors, revise hall to lobby)	$ 3,000.00
Add exit lighting, signing, emergency lights, etc.	2,000.00
Add fire hose cabinets, piping	2,000.00
Sub-Total	7,000.00
CONTRACTOR'S 15% OH & P	1,050.00
Total	$ 8,050.00

C. Cost estimate for interior rehabilitation as a bathhouse (Excluding special equipment)

Surfaces and finishes 17,250 SF X $2.00	$ 34,500.00
Partial airconditioning	2,500.00
Electrical revisions	2,000.00
Plumbing clean-up	1,500.00
Sub-total	$ 40,500.00
CONTRACTOR'S 15% OH & P	6,075.00
Total	$ 46,575.00

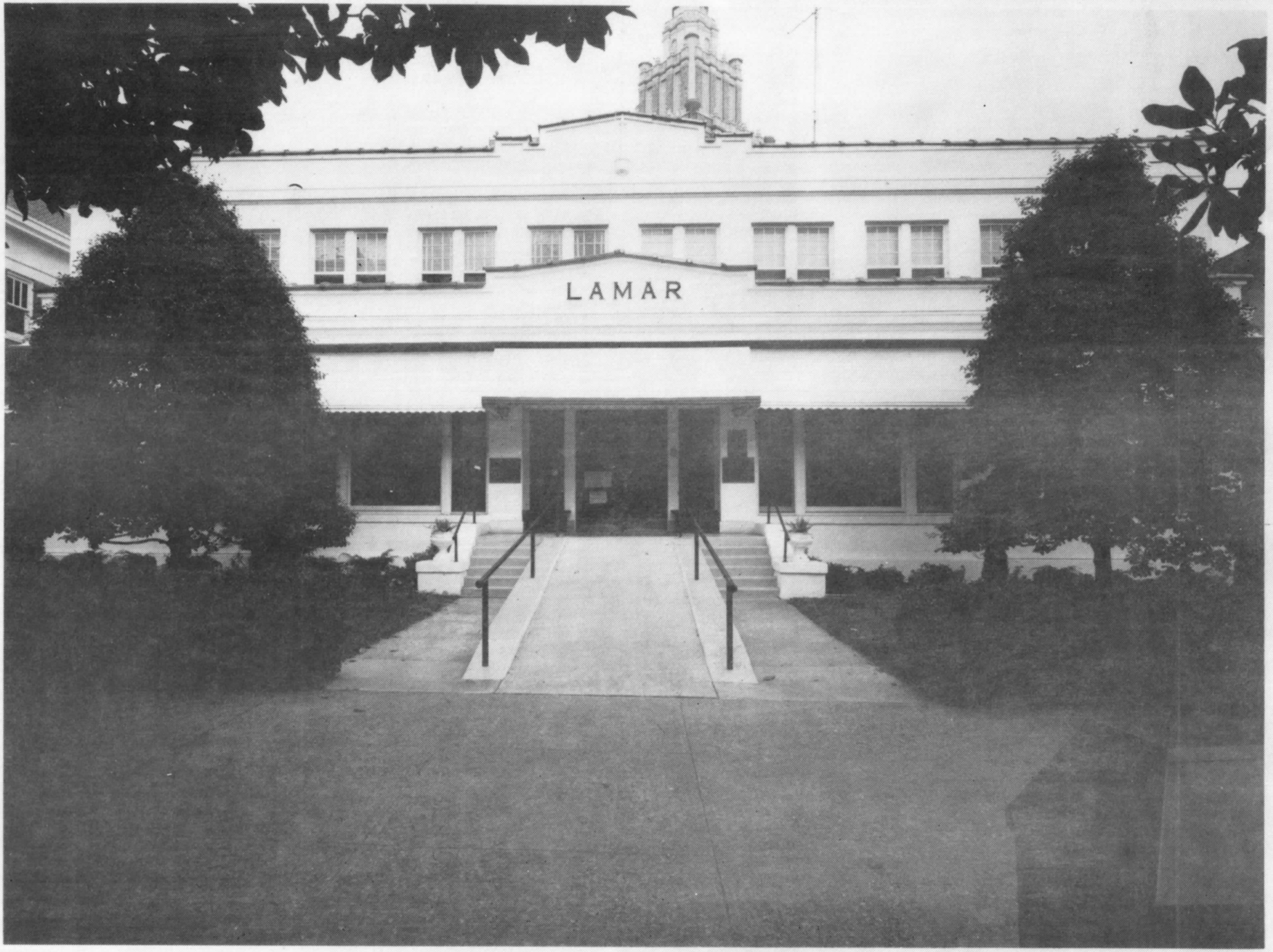
D. Cost estimate for annual maintenance:

Cost of roof ÷ 25 years = 22,750 ÷ 25 =	$ 910.00
Cost of exterior painting ÷ 5 years = 6,400 ÷ 5 =	1,280.00
Cost of interior painting ÷ 5 years 21,100 SF X $.25 ÷ 5	1,055.00
Miscellaneous annual expenses	750.00
	3,995.00
E. Total A, B, & C	$109,725.00



LAMAR BATH HOUSE.

COPY OF A PRE-1929 PHOTOGRAPH

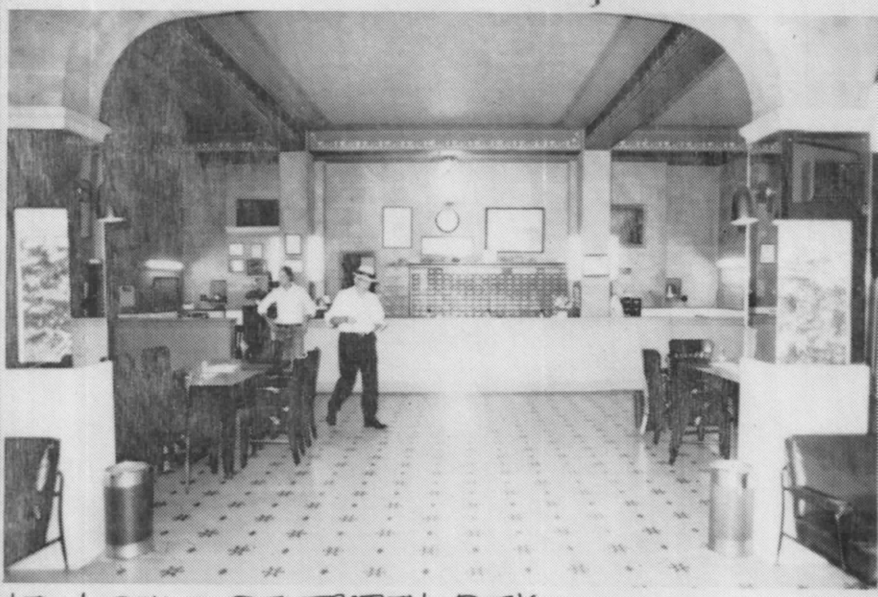

LAMAR



115 DRESSING RM. & STAIR



↑ LAMAR - WEST ELEVATION



100 LOBBY & REGISTRATION DESK

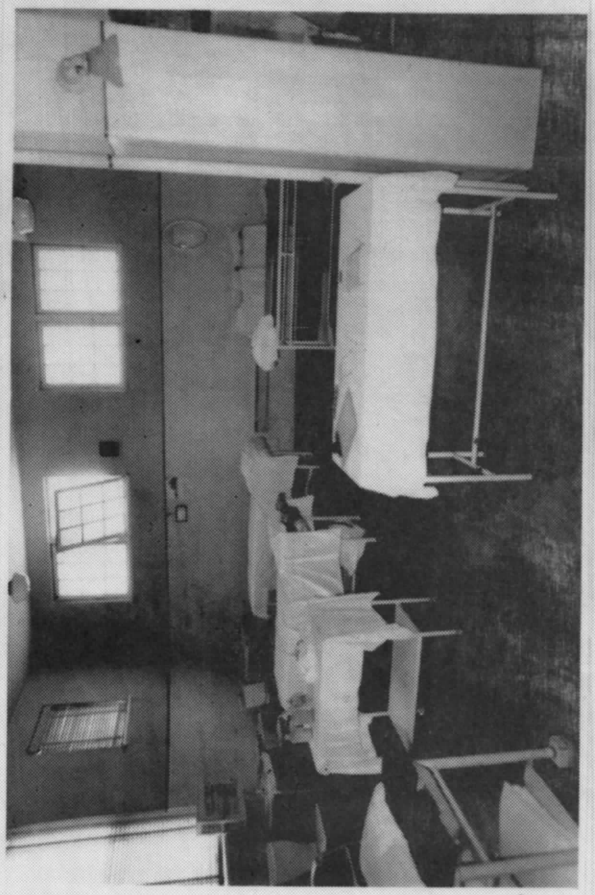


116 BATH HALL

LAMAR



100 LOBBY



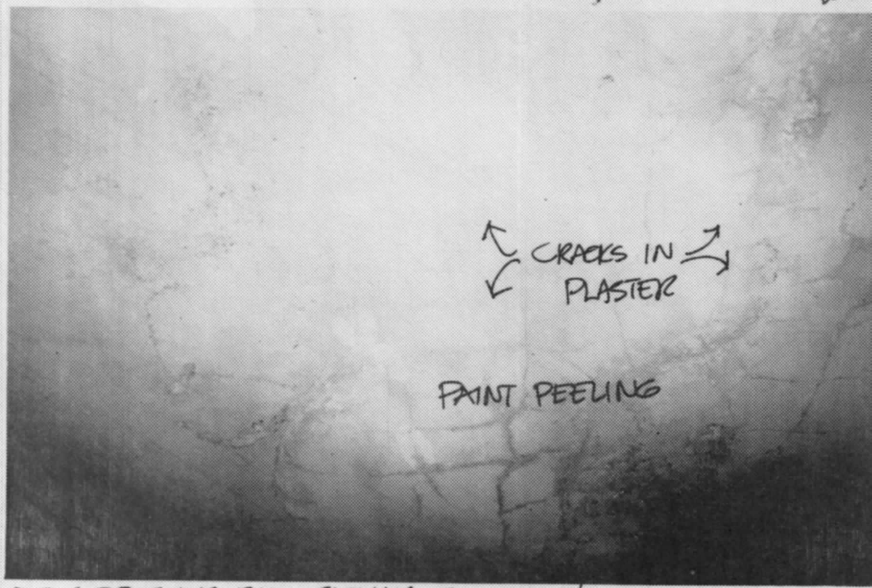
210 ←



H2120



206 GYMNASIUM

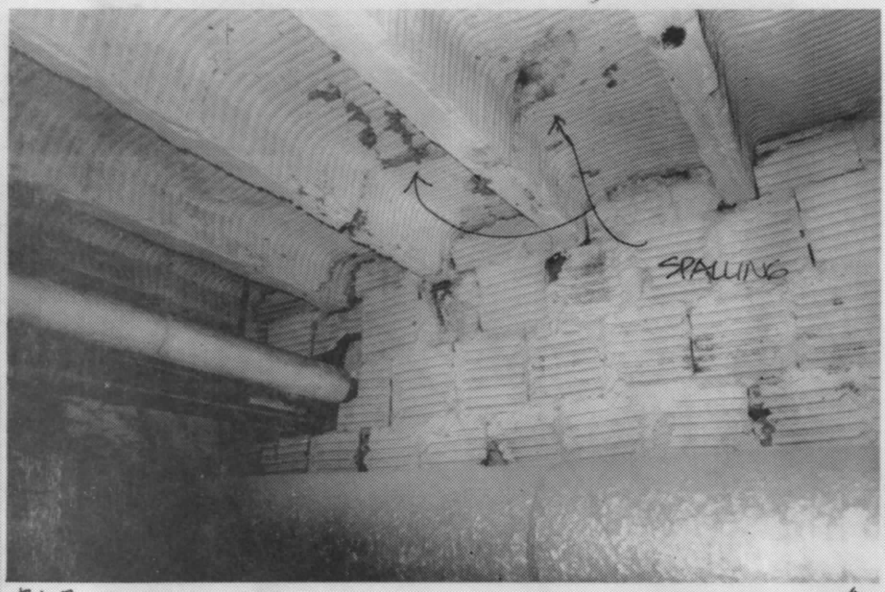


MENS DRESSING RM CEILING, 2ND FL. / ROOF LEAKS

LAMAR



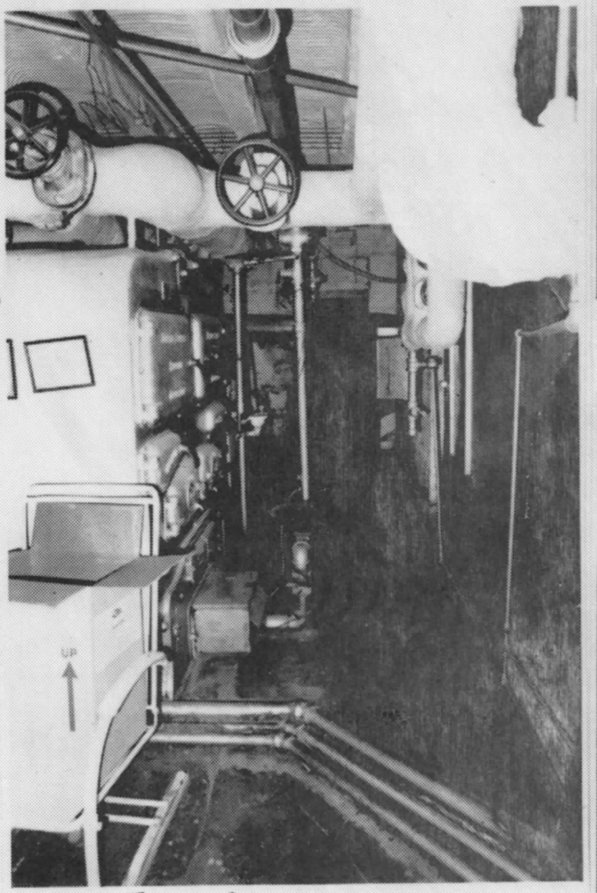
B104



B107 BASEMENT CEILING



B104 BASEMENT



B107 BOILER RM.

LAMAK



B105 BASEMENT CEILING

NATIONAL PARK SERVICE VISITOR'S Center

The Visitors Center is another good example of Spanish Revival along Bathhouse Row. Built about 1938, the building is a two-story stuccoed structure. The entry is noted by two large wooden doors characteristic of this architectural era, and is framed by the simple iron grills over the windows on the first floor and forming small balconies on the second. The hip roof is covered in tile, the overhangs reveal the wood beam soffit.

The first floor has the lobby on the south side off center to the west, with the exhibit room and audiovisual rooms on the east side, and the reception and office space on the west side. Public restrooms are on the north side. The main stairs are located front and center in the lobby.

The second floor is the administrative floor and has the conference room and manager's office on the west side, and the receptionist, secreterial, and superintendent's offices on the east side.

The roof of the building is a clay tile hip roof.

The basement is the location for the pumping station and temperature check station.

The Visitors Center is a masonry bearing wall building with

concrete encased steel beams and flat slab floors. The roof structure is steel trusses and the foundations are reinforced concrete of unusual size and depth, because this building was built atop an existing reservoir and in part, over the arched subterranian aquaduct. The building is very little changed from the original drawings and is in very good condition.

EXISTING FINISH SCHEDULE

NATIONAL PARK SERVICE BUILDING HOT SPRINGS, ARK.

FINISHES

FLOOR		BASE	WAINSCOT	WALLS	CEILING		COMMENTS
RM. NO. / FT. BASEMENT	CONC.	MTL. GRATE			CONC	CORK (2")	
B100	○			○		○	cork over conc.
B101	○			○		○	
B102	○			○	○		lower level
B102A		○		○	○		upper level garage room
B103	○			○		○	

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

NATIONAL PARK SERVICE BUILDING HOT SPRINGS, ARK.

FIRST FLOOR

RM. NO.	FINISHES																				COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILING				
	LINOLEUM	QUARRY TILE	TILE		WOOD	QUARRY TILE	TILE						PAINT	TILE	CORK		ACOUST. TILE	PAINT			
100		○				○							○					○			wood beam & paint. gyp. bd.
101	○				○								○					○			
102	○				○								○				○				
103	○				○								○				○				
104	○				○								○		○		○				cork on south & west walls
105			○				○						○					○			
106	○				○								○					○			
107			○				○							○				○			
108			○				○							○				○			
109	○				○								○					○			
110	○				○								○					○			
111	○				○								○					○			
112		○				○							○					○			
113	○				○								○					○			

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ● MAJOR REPAIR

EXISTING FINISH SCHEDULE

NATIONAL PARK SERVICE BUILDING HOT SPRING, ARK.

FL. SECOND FLOOR

RM. NO.	FINISHES																				COMMENTS
	FLOOR				BASE				WAINSCOT				WALLS				CEILING				
	TILE	QUARRY TILE	LINOLEUM	CARPET	TILE	QUARRY TILE	WOOD		TILE	NONE			PAINT				PAINT				
200		○				○				○			○				○				
201				○			○			○			○				○				
202			○				○			○			○				○				
203			○				○			○			○				○				
204				○			○			○			○				○				
205				○			○			○			○				○				
206				◐			○			○			○				○				
207			○				○			○			○				○				
208		○				○				○			○				○				
209	○				○				○				○				○				
210	○				○				○				○				○				
211			○				○			○			○				○				
212			○				○			○			○				◐				

LEGEND OF CONDITIONS:

○ GOOD ◑ MINOR REPAIR & PATCHING ◍ MAJOR REPAIR



SOUTH WEST CORNER



ADMIN BLDG & VISITOR CENTER SOUTH ELEVATION



SOUTH ELEVATION



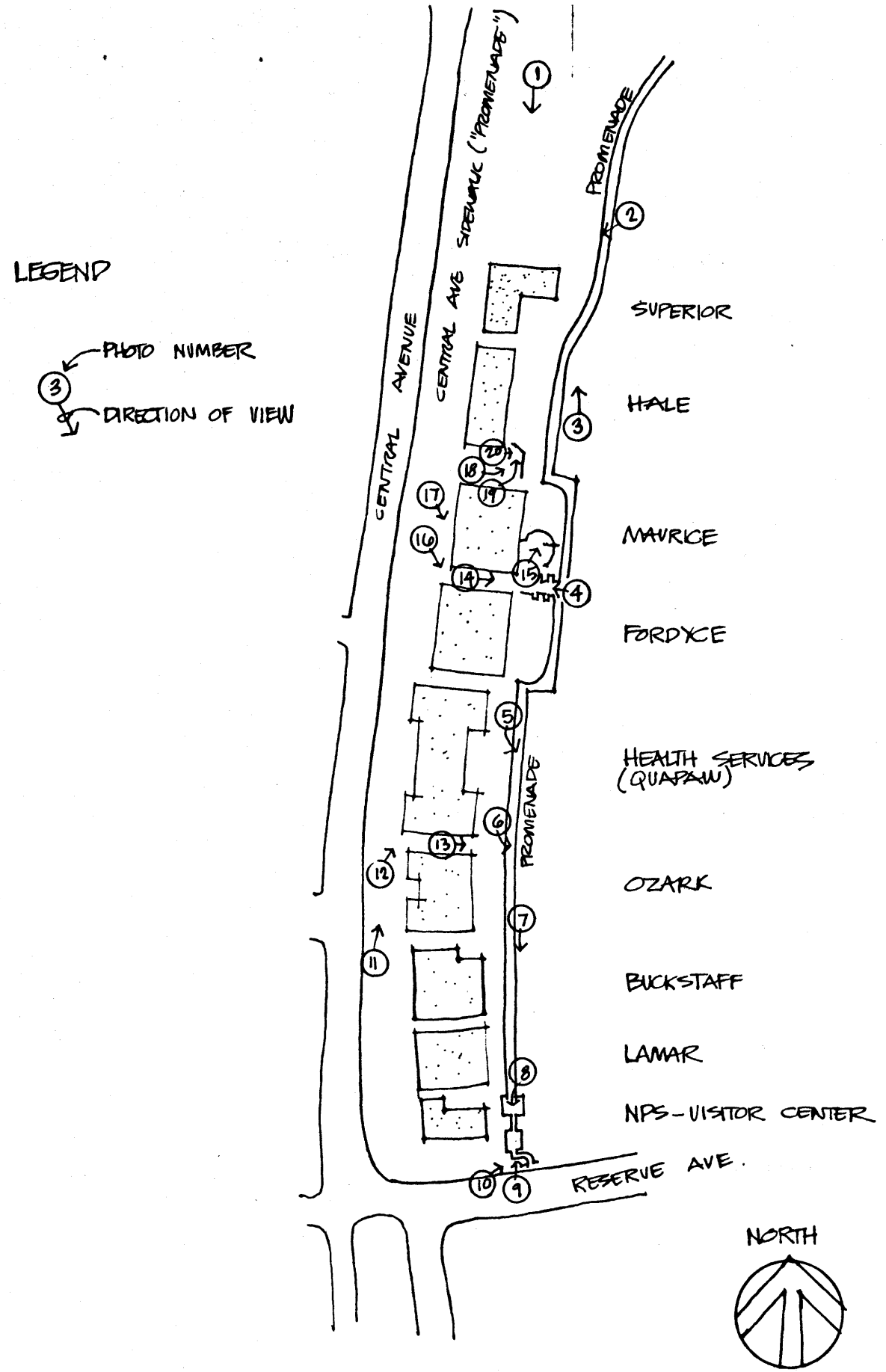
ADMIN BUILDING & VISITORS' CENTER

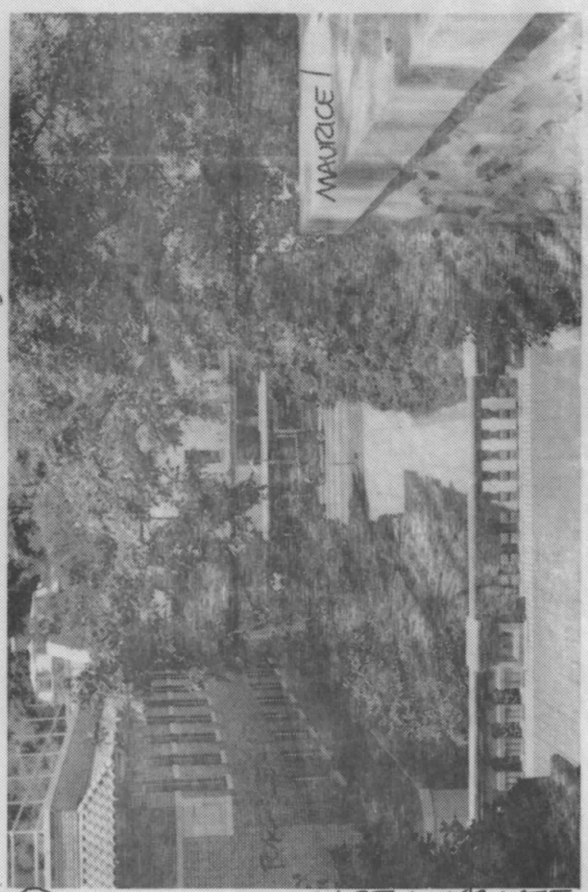
PROMENADE AND OTHER FEATURES WITHIN THE PROPOSED HISTORIC DISTRICT:

In addition to the bathhouses and the Visitors Center there are other structures of various sorts which are within the proposed Historic District. The following pages of photographs show the major elements, beginning with a portion of the Arlington Lawn at the north end of the row and moving clockwise, down the promenade, around the Visitors Center at the south end, and up the Central Avenue sidewalk with its Magnolia trees and landscaping. A number of features not described elsewhere are mentioned below:

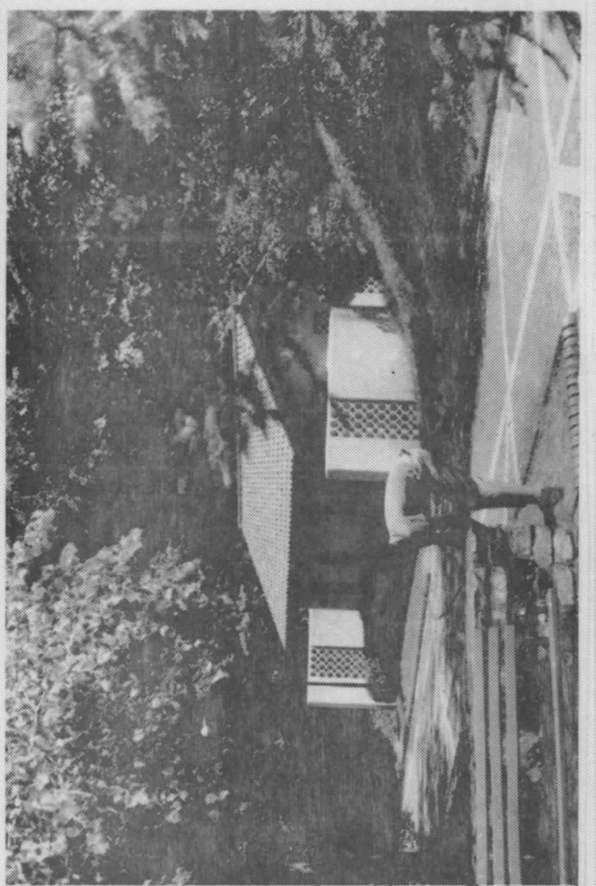
A) There are three comfort stations, two between bathhouses, and one on the promenade, which should remain and are in good condition.
B) Between the Fordyce and the Maurice is the "Entrance to the Reservation", a sidewalk leading to a flight of stairs up to the promenade. At either side of the Central Avenue end of this sidewalk are large stone monuments (See photo number 16). This entrance to the park was more important functionally in days gone by than it is now. On the last page of photographs in this section is a copy of a photograph of this area taken some time prior to 1929. The temple-form building at the top of the stairs, the light fixtures on the atairs and the five or six feet high monuments at either side of the sidewald (at extreme edges of the photo) are no longer existing.
C) Behind the Maurice are the display springs shown in photograph number 15.

D) Between the Maurice and the Hale is an old display spring and fountain no longer in use and now overgrown (See photograph 18,19,and 20). There is, on the final page of photos, a copy of an old photograph (again taken prior to 1929) which shows this spring and display when it was functioning.

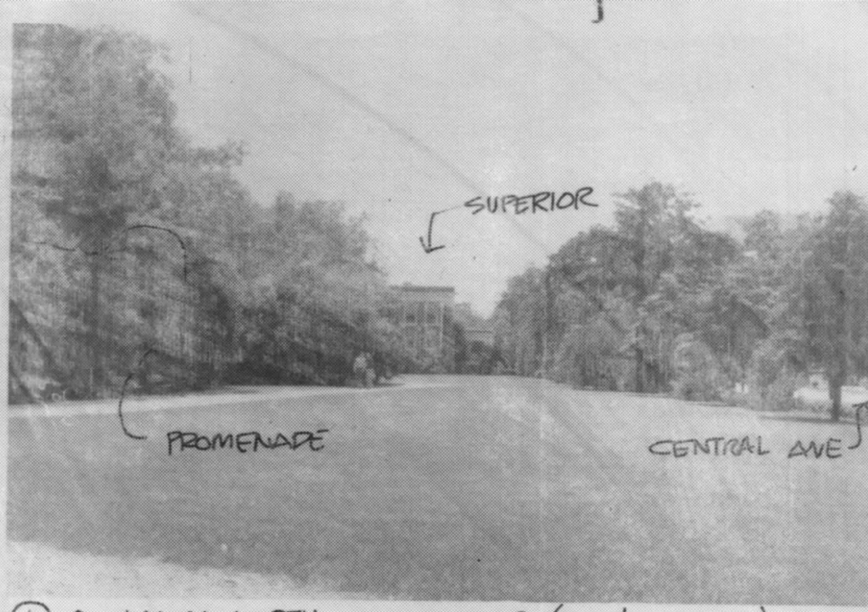

LEGEND
PHOTO NUMBER
DIRECTION OF VIEW
CENTRAL AVENUE
CENTRAL AVE SIDEWALK ("PROMENADE")
PROMENADE
SUPERIOR
HALE
MAURICE
FORDYCE
HEALTH SERVICES (QUAPAW)
OZARK
BUCKSTAFF
LAMAR
NPS-VISITOR CENTER
RESERVE AVE.
NORTH



④ ← FROM PROMENADE, LOOK'G WEST



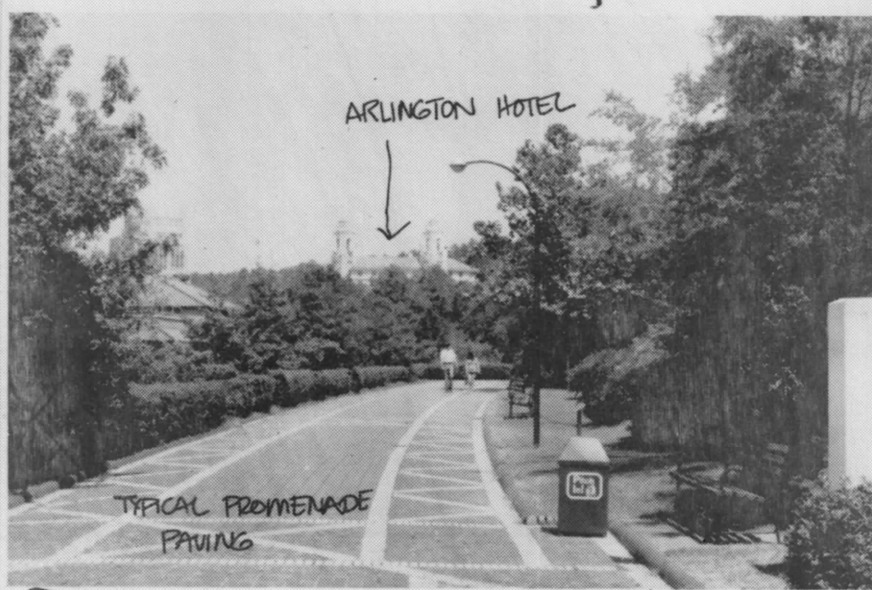
⑤ ← COMFORT STATION - 2 @ UPPER PROMENADE



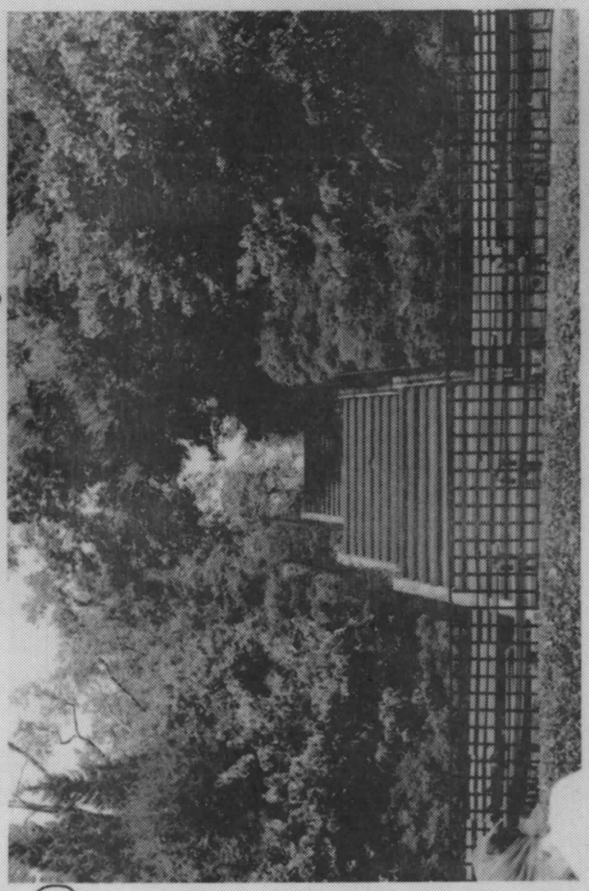
① ↑ LAWN NORTH OF SUPERIOR (LOOK'G SOUTH)



② ↑



③ ↑ TYPICAL PROMENADE VIEW - LOOK'G NORTH



⑨ ← SOUTH END OF PROMENADE



⑩ ← FOUNTAIN @ SO. END OF PROMENADE



⑥ ↑ DRINKING FOUNTAIN @ PROMENADE



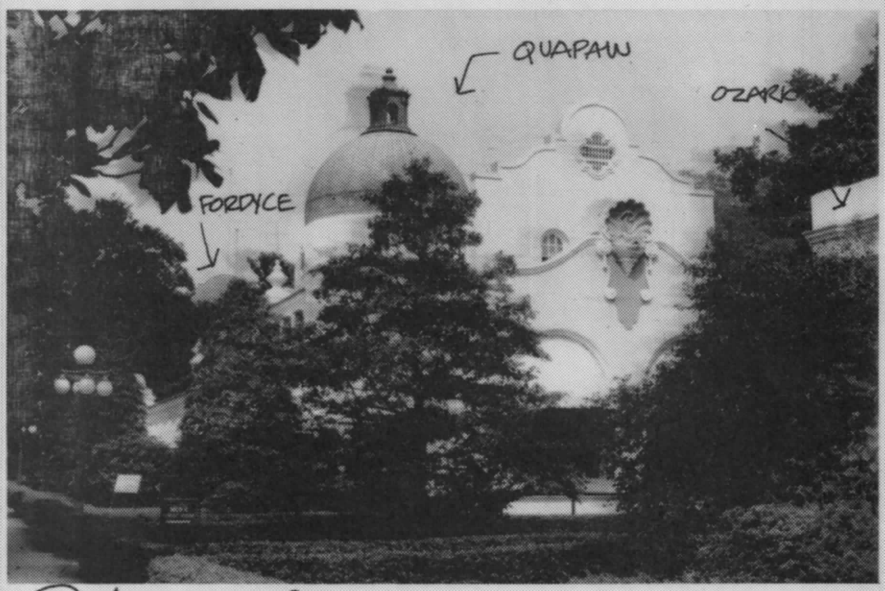
⑦ ↑ SOUTH END OF PROMENADE, LOOK'G SOUTH



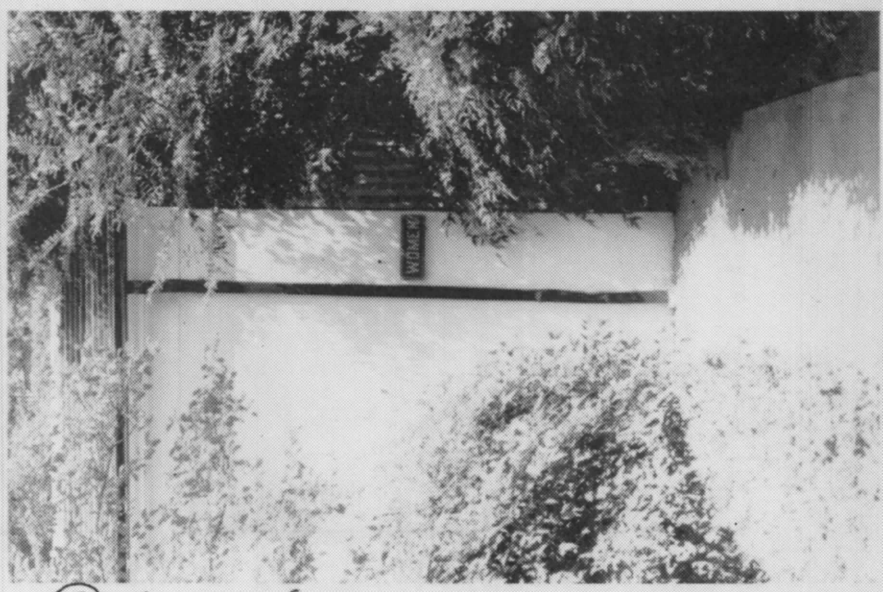
⑧ ↑ SOUTH TERMINUS OF PROMENADE



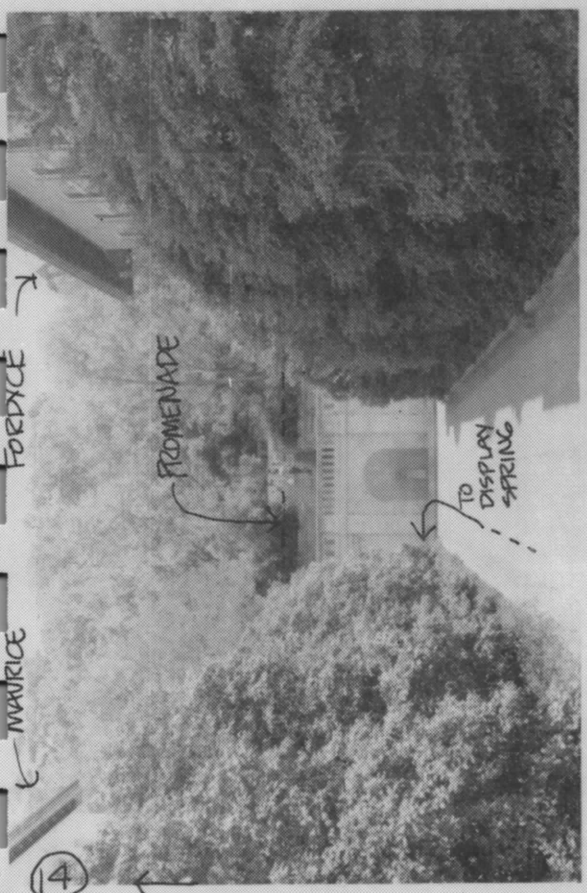
(11) ↑ CENTRAL AVE "PROMENADE" OR SIDEWALK



(12) ↑



(13) ←



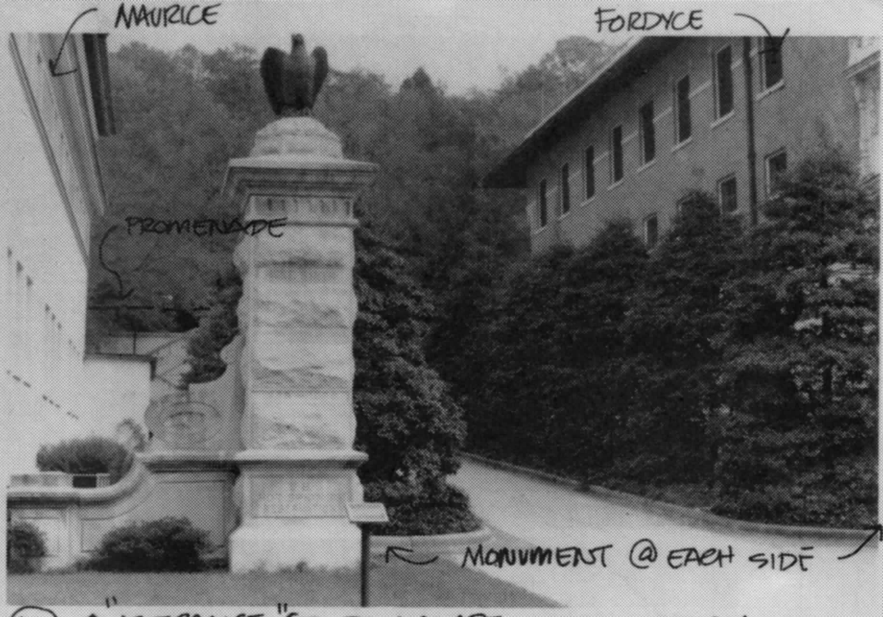
(14) ←



(15) ←



(19) ↑ OLD SPRING DISPLAY



(16) ↑ "ENTRANCE" TO PROMANADE FROM CENTRAL AVE



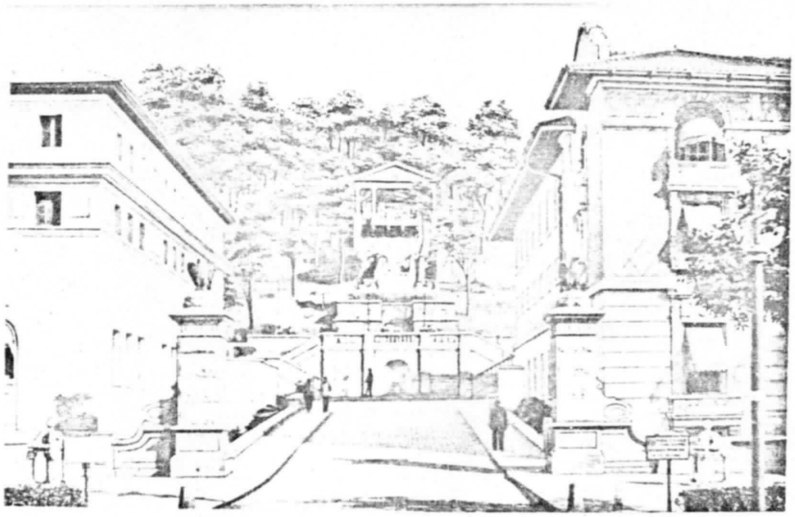
(17) ↑ FOUNTAIN @ MAURICE



(20) ↑ OLD SPRING DISPLAY

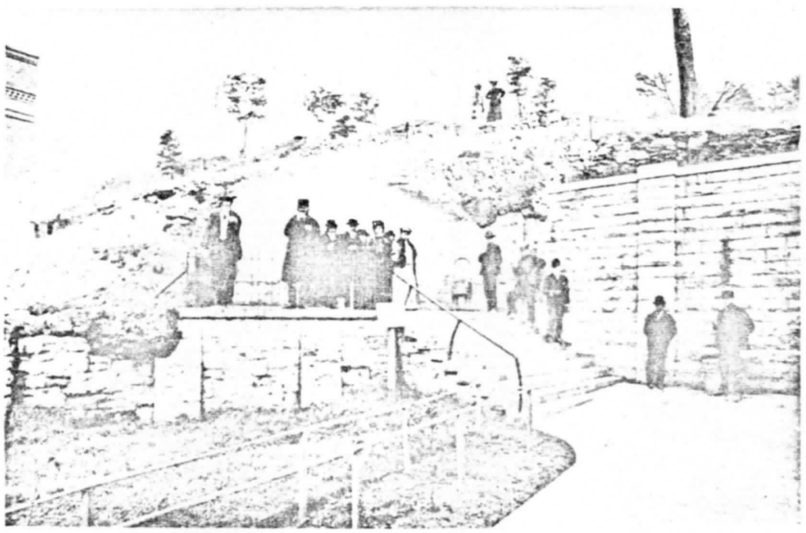


(18) ↑ OLD SPRING DISPLAY, BETWEEN MAURICE & HALE



ENTRANCE TO GOVERNMENT RESERVATION

COPY OF PRE-1929 PHOTOGRAPH



DRINKING HOT WATER AT MAURICE SPRING.

COPY OF PRE-1929 PHOTOGRAPH

SUMMARY OF COST ESTIMATES

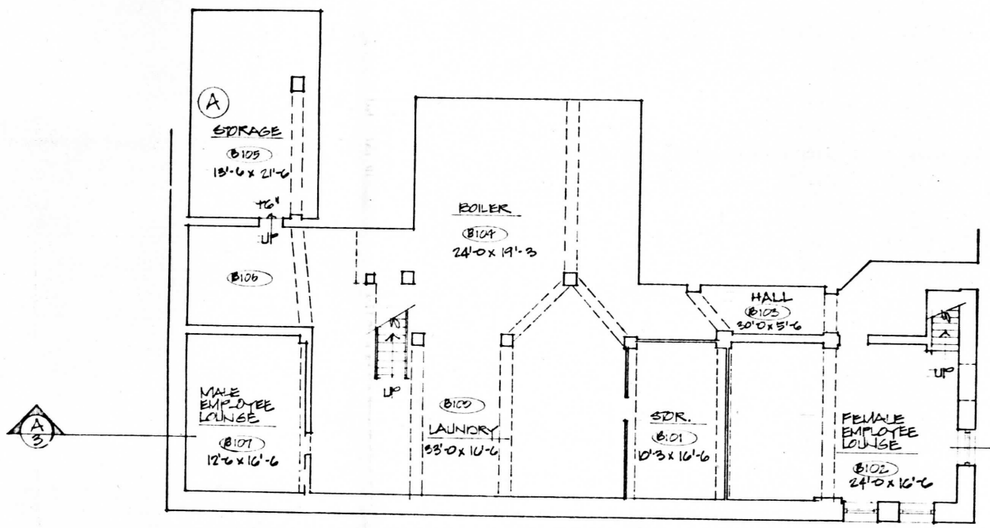
	A.	B.	C.
Superior	$ 23,874.00	$ 7,475.00	$ 48,070.00
Hale	17,825.00	35,075.00	57,500.00
Maurice	71,875.00	48,300.00	125,350.00
Fordyce	61,640.00	20,700.00	313,950.00
Quapaw	63,890.00	7,475.00	46,000.00
Ozark	35,880.00	8,050.00	31,970.00
Buckstaff	30,030.00	44,850.00	8,625.00
Lamar	55,100.00	8,050.00	46,575.00
Sub- Totals	$360,114.00	$179,975.00	$678,040.00

Total A, B, & C	$1,218,100.00
Additional Items of Expense:	
Relocation of Women's Comfort Station	15,000.00
Addition of driveway to Fordyce	3,000.00
Addition Directional and Information Signs	2,000.00
GRAND TOTAL	$1,238,100.00

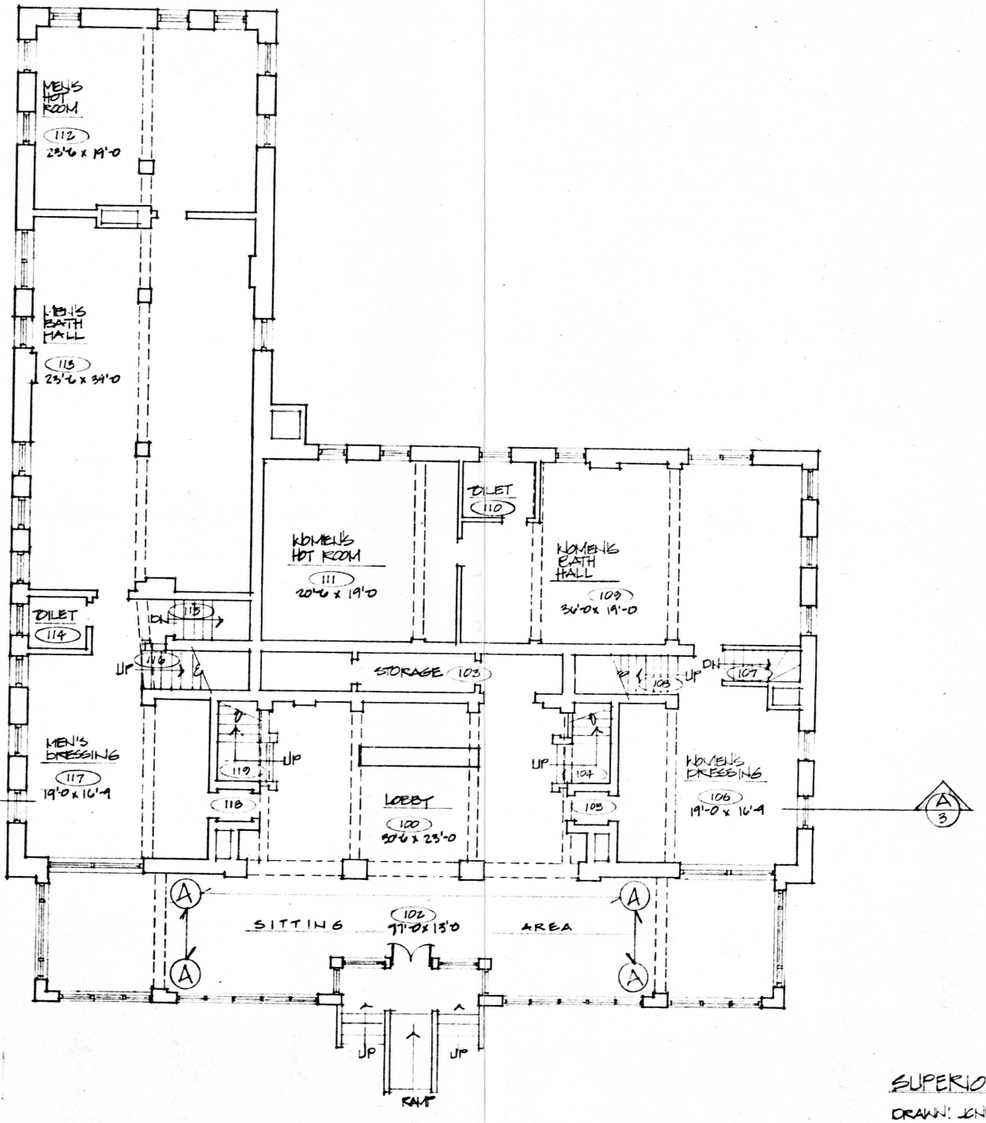
Summary of Annual Maintenance Costs	D.
Superior	$ 2,532.00
Hale	2,400.00
Maurice	4,465.00
Fordyce	3,720.00
Quapaw	5,020.00
Ozark	2,880.00
Buckstaff	3,005.00
Lamar	3,995.00
TOTAL	$ 28,017.00

BATH HOUSE ROW, HOT SPRINGS, ARKANSAS
Summary Bath House Areas

LAMAR		21,109.0 s.f.
	Basement	3,849.0 s.f.
	First Floor	9,120.0 s.f.
	Seconf Floor	8,140.0 s.f.
BUCKSTAFF		19,088.7 s.f.
	Basement	3,755.5 s.f.
	First Floor	7,053.5 s.f.
	Second Floor	6,389.7 s.f.
	Third Floor	1,890.0 s.f.
OZARK		14,043.4 s.f.
	Basement	3,142.7 s.f.
	First Floor	8,525.4 s.f.
	Second Floor	2,375.3 s.f.
QUAPAW		24,139.0 s.f.
	Basement	6,593.0 s.f.
	First Floor	14,774.0 s.f.
	Second Floor	2,772.0 s.f.
FORDYCE		28,272.6 s.f.
	Basement	5,889.4 s.f.
	First Floor	8,338.0 s.f.
	Second Floor	7,022.6 s.f.
	Third Floor	7,022.6 s.f.
MAURICE		22,918.5 s.f.
	Basement	4,940.4 s.f.
	First Floor	8,178.5 s.f.
	Second Floor	4,899.8 s.f.
	Third Floor	4,899.8 s.f.
HALE		12,007.1 s.f.
	Basement	2,425.4 s.f.
	First Floor	5,613.6 s.f.
	Second Floor	3,968.1 s.f.
SUPERIOR		10,655.0 s.f.
	Basement	2,689.0 s.f.
	First Floor	4,522.0 s.f.
	Second Floor	3,444.0 s.f.



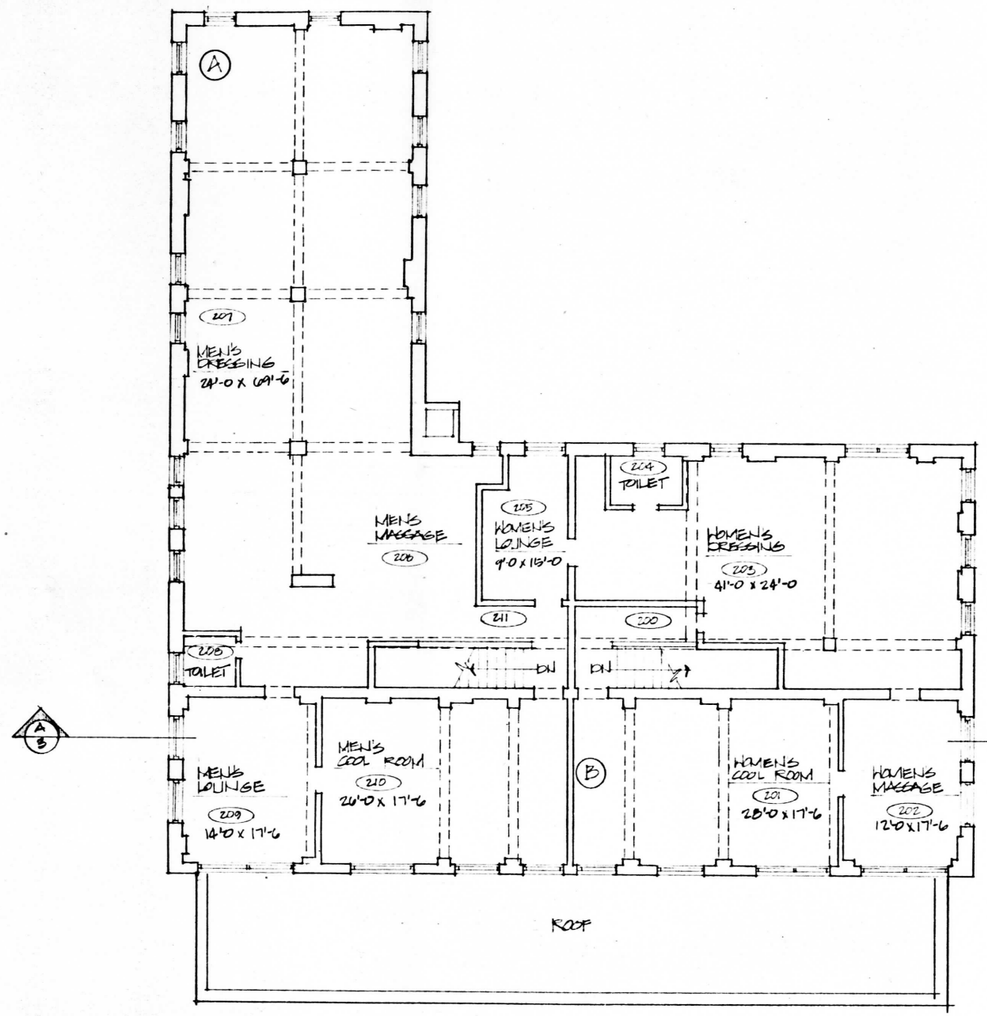
BASEMENT FLOOR PLAN
1/8"-1'-0 2689 S.F.



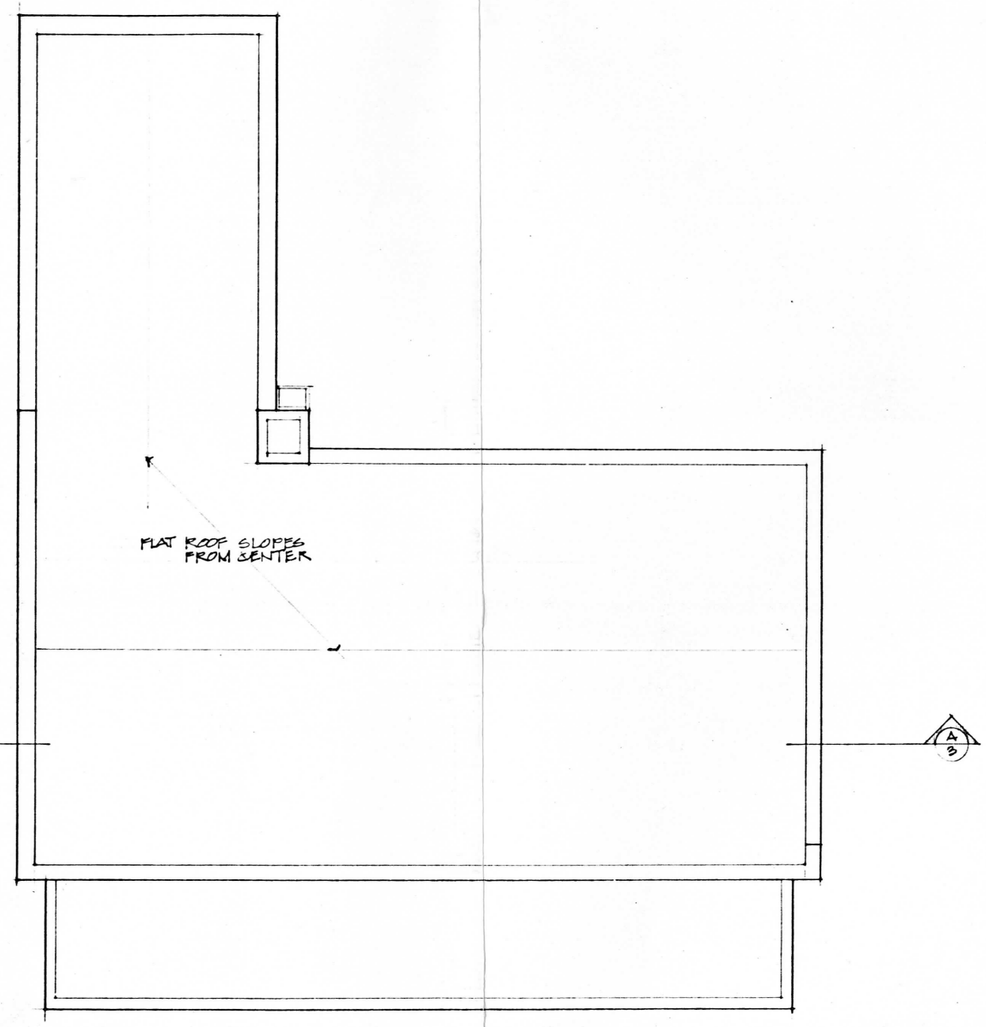
FIRST FLOOR PLAN
1/8"-1'-0 4522 S.F.

SUPERIOR BATH HOUSE
DRAWN: JCNEMEC II 8 JULY 13

	73-078
	NOV '73
	2 - 31
	128 / 26,000



SECOND FLOOR PLAN
1/8"-1'-0 3440 SF

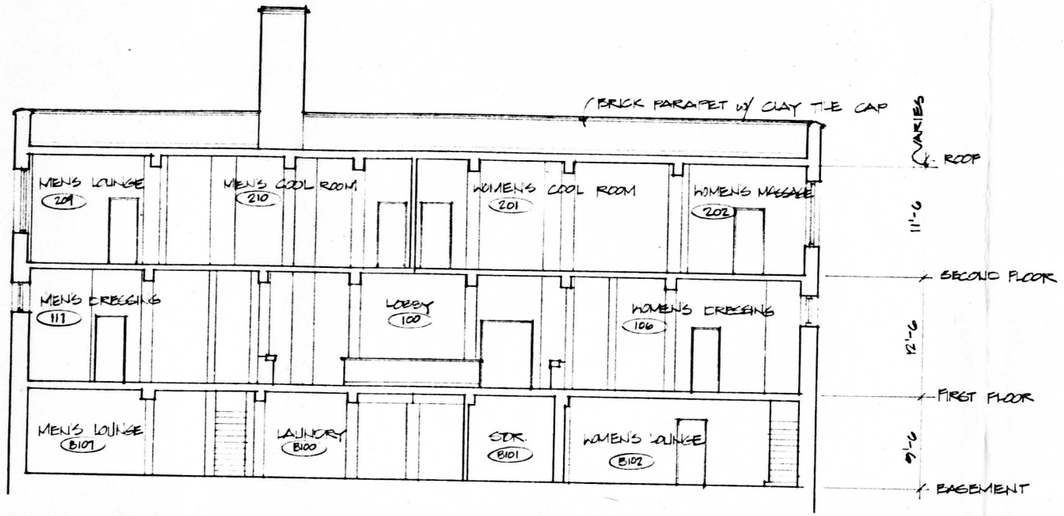


ROOF PLAN
1/8"-1'-0



SUPERIOR BATH HOUSE
DRAWN: JA EMEC III 21 JUL 73

CROMWELL STEWARD TRUEWED WILLETTS GATCHELL ARCHITECTURE	73-018	128 26,000
	NOV '73	
	3 of 31	

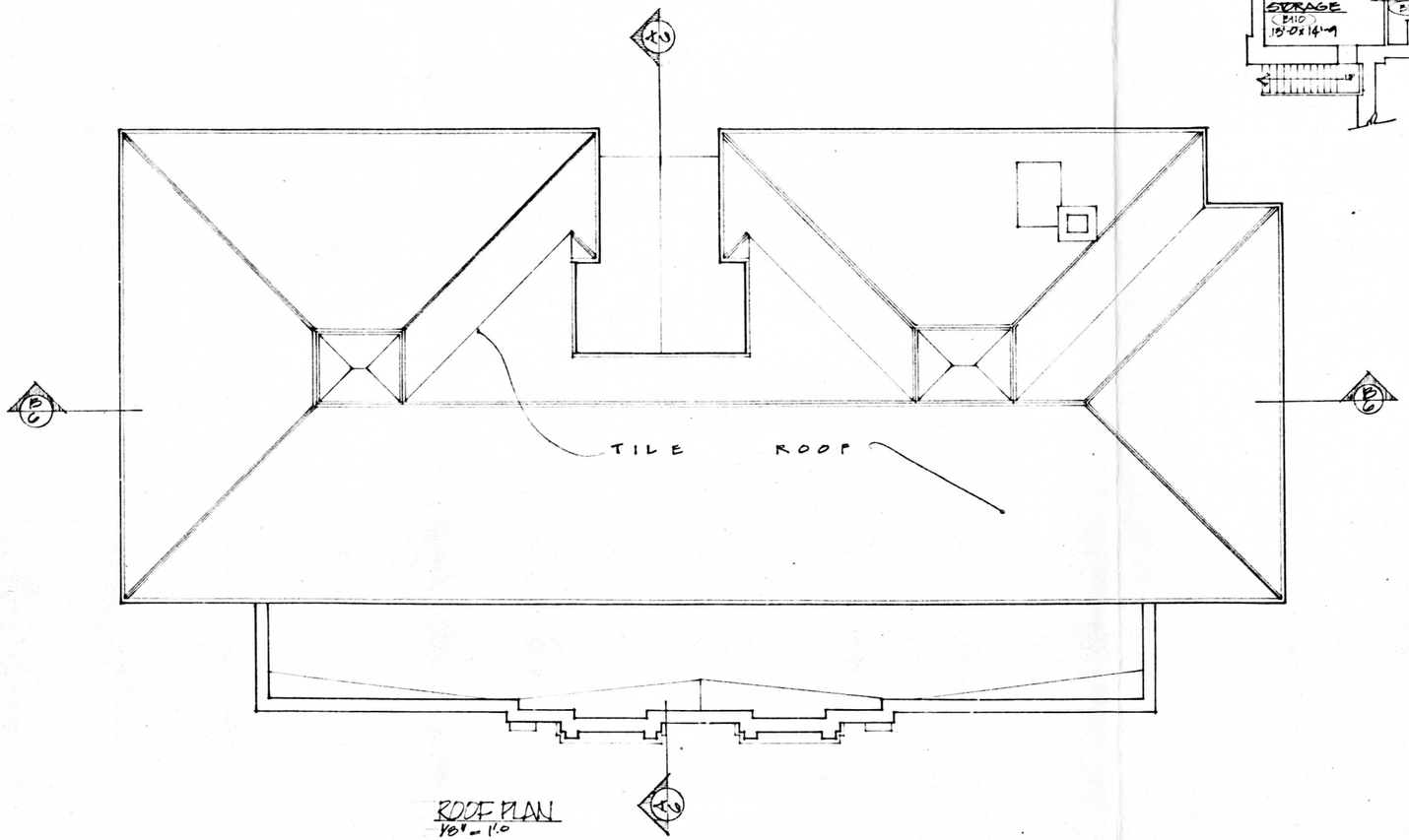


CROSS SECTION - A
1/8"-1'-0

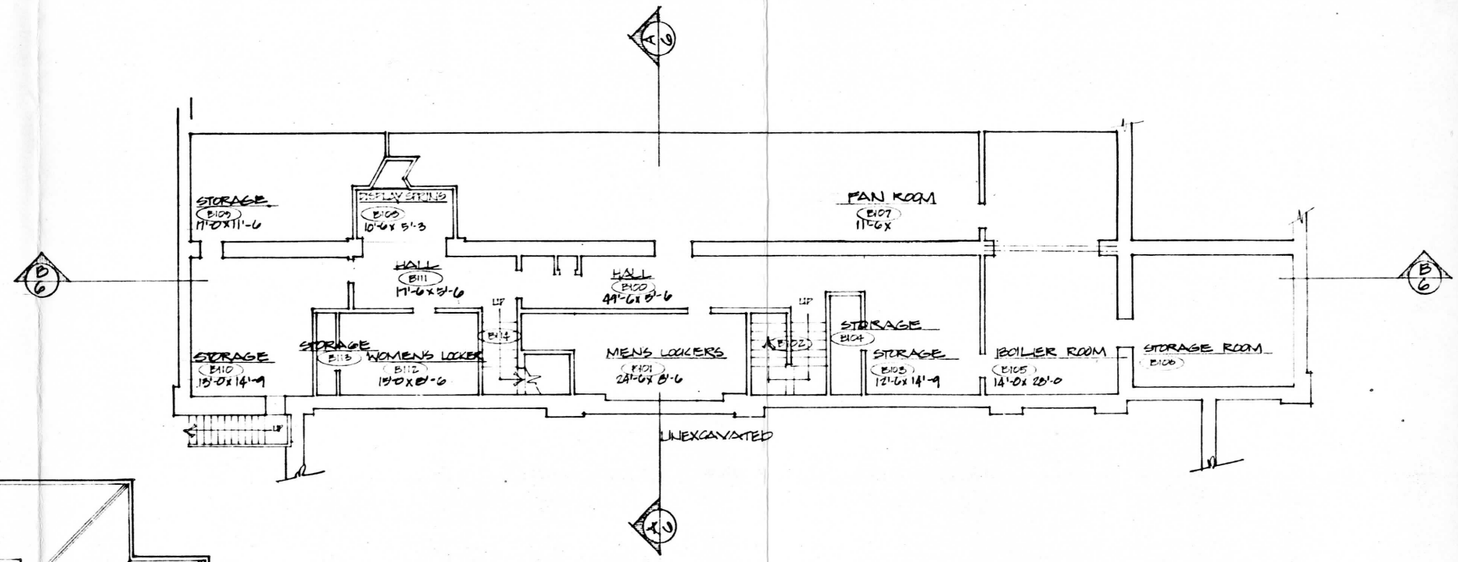
SUPERIOR BATH HOUSE

DRAWN: JCNEMEC III 31 JUL 73

CROMWELL NEYLAND TREMPER WILLETT & GAYCHELL ARCHITECTS INC	JOB 73-098	128 / 26,000
	DATE NOV '73	
	4 OF 31	



ROOF PLAN
Ve" = 1'-0



BASEMENT PLAN
Ve" = 1'-0

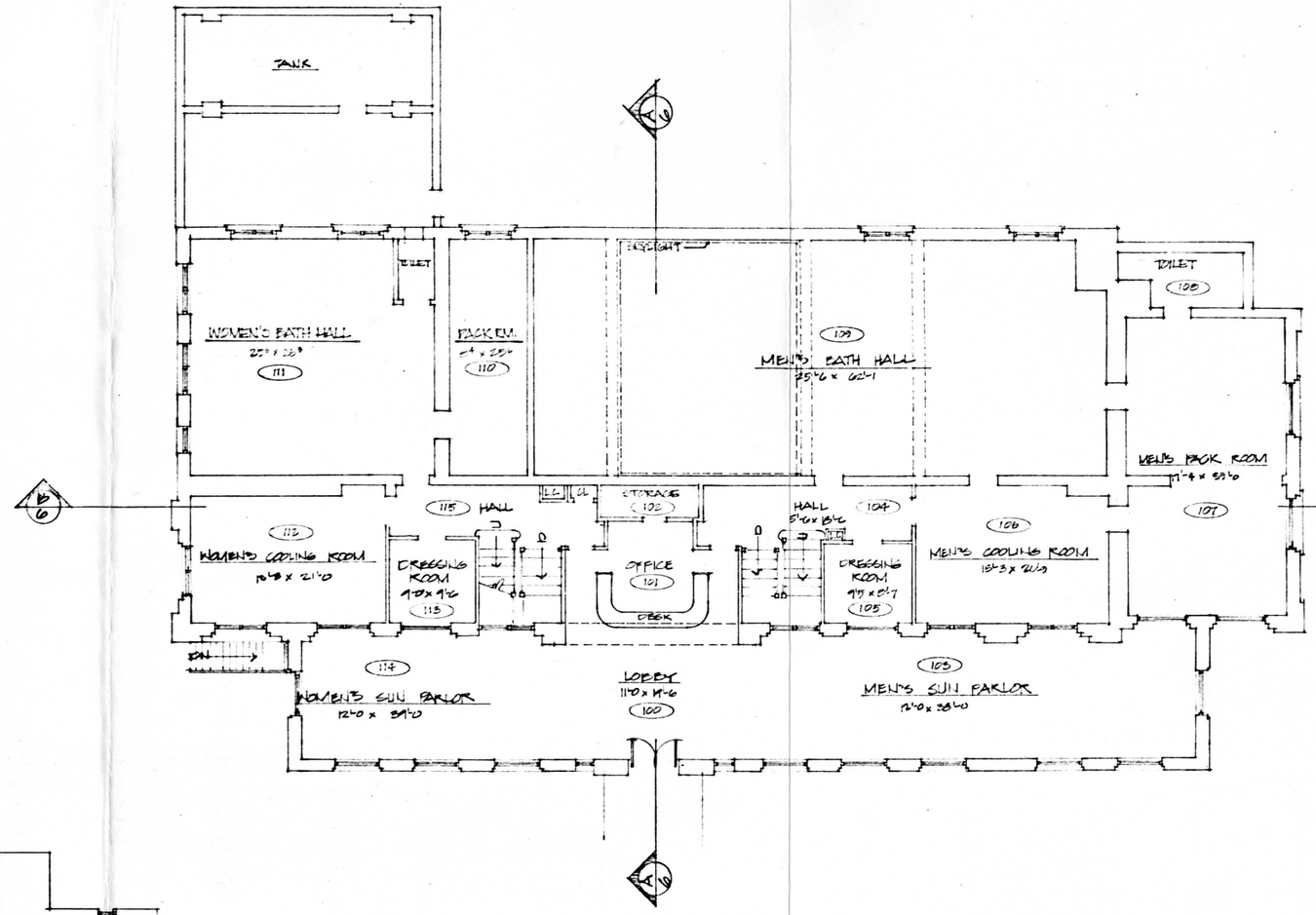


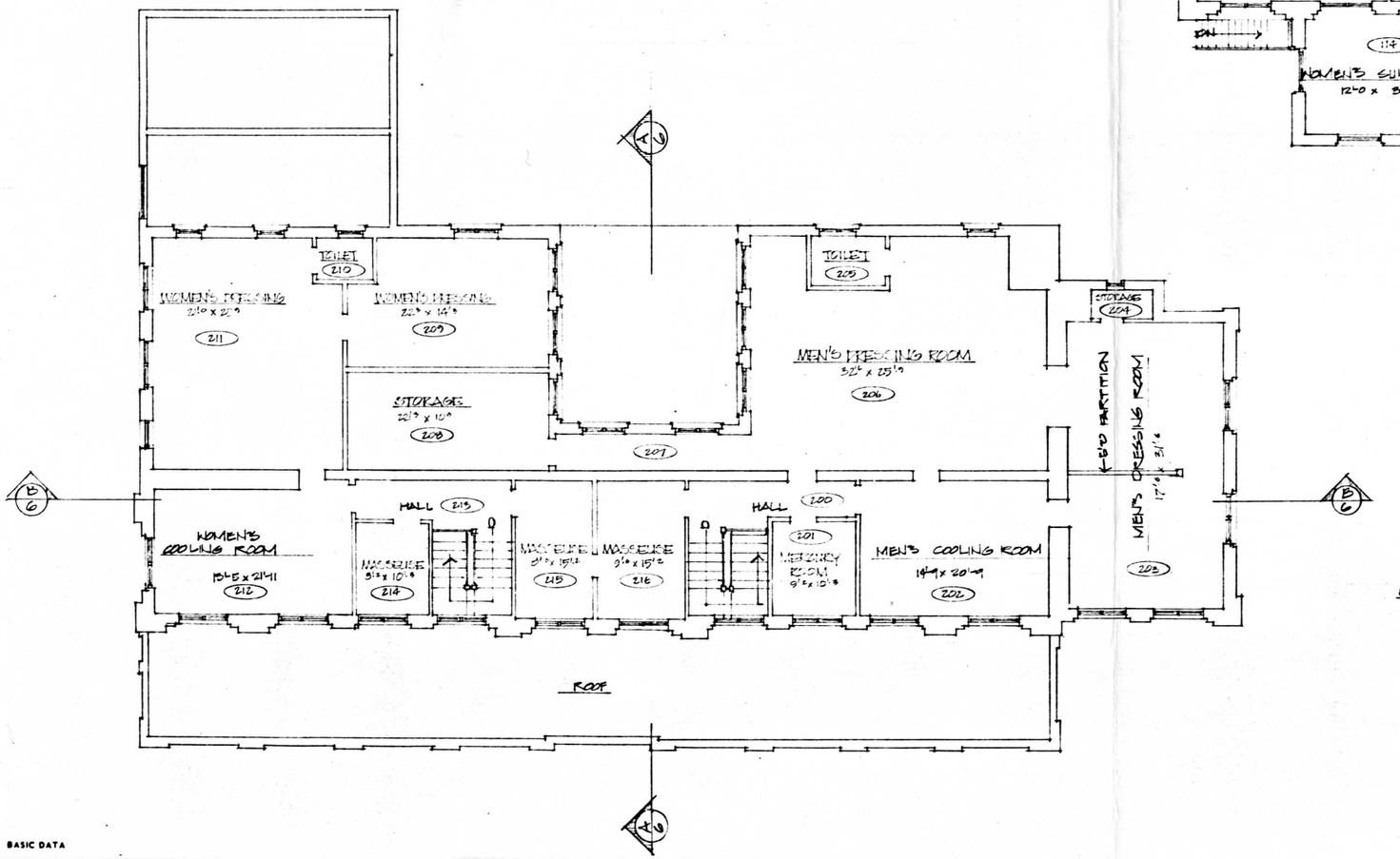
HALE BATH HOUSE

DRAWN	73-093	128
CHECKED	NOV '73	26,000
APPROVED	5 : 31	

FIRST FLOOR PLAN

1/8"=1'-0 5613 SQ.FT.





SECOND FLOOR PLAN

1/8"=1'-0 3970 SQ.FT.

HALE BATH HOUSE

BASIC DATA

NORTH

ORIENTATION

DRAWN BY	
J. NEVES	
REVISED	
DATE	INITIAL

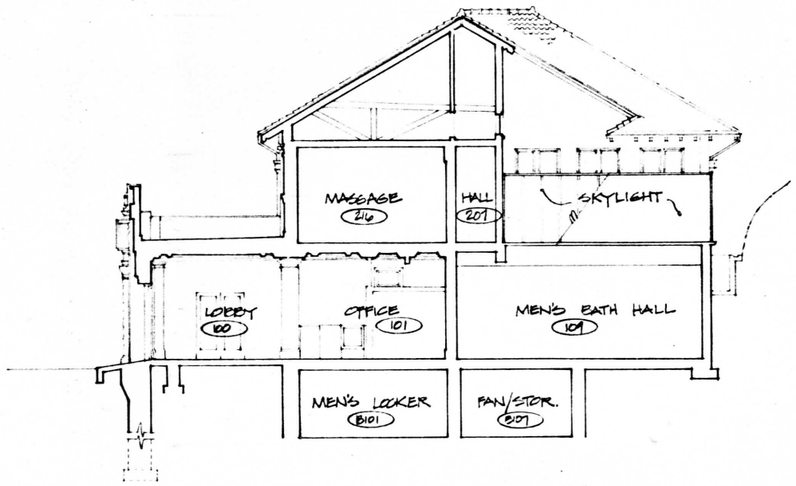
REGION

PCP NO. 73-098

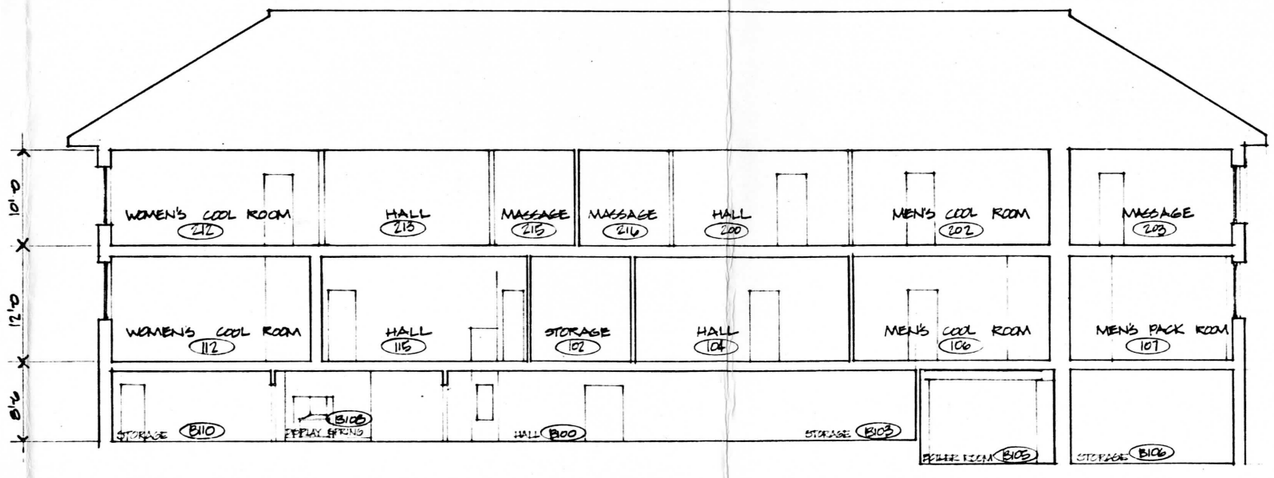
SHT 6 OF 31

DRAWING NO. 128 / 26,000

DATE NOV 73



CROSS SECTION - A
1/8"= 1'0



TRANSVERSE SECTION - B
1/8"= 1'0

BASIC DATA

HALE

ORIENTATION

DRAWN BY	
REVISED	
DATE	INITIAL

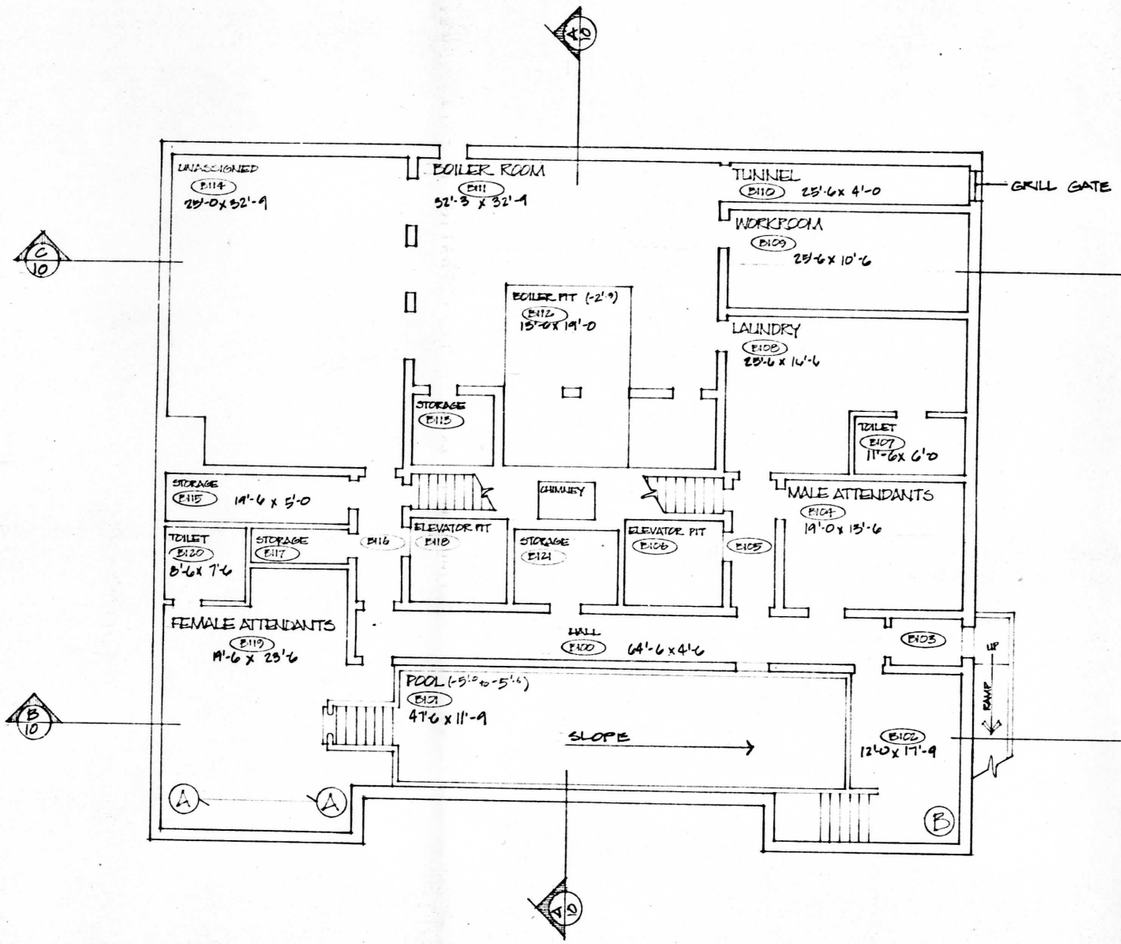
REGION

PCP NO. 73-098

SHT 7 OF 31

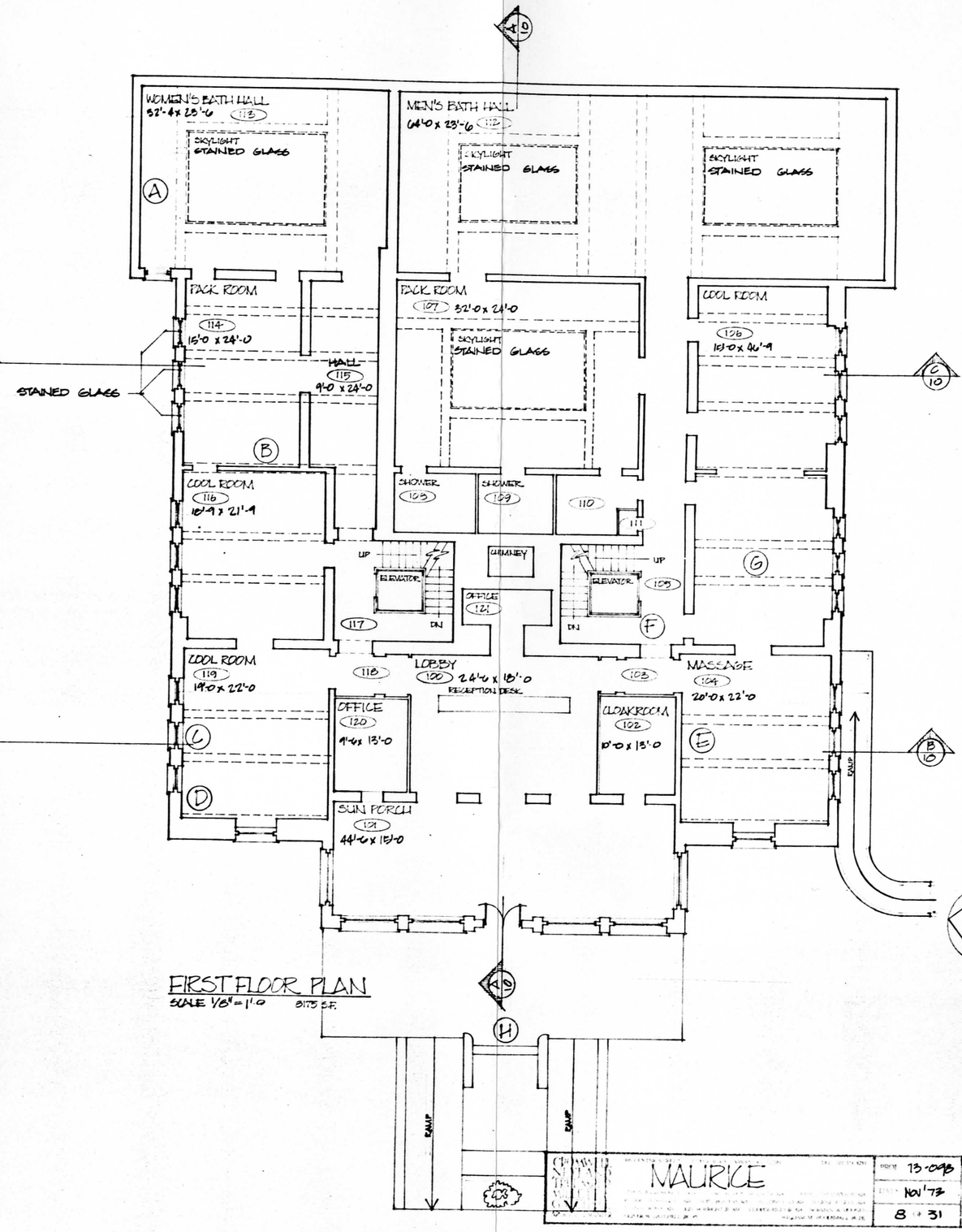
DRAWING NO. 128 / 26.000

DATE NOV '73



BASEMENT PLAN

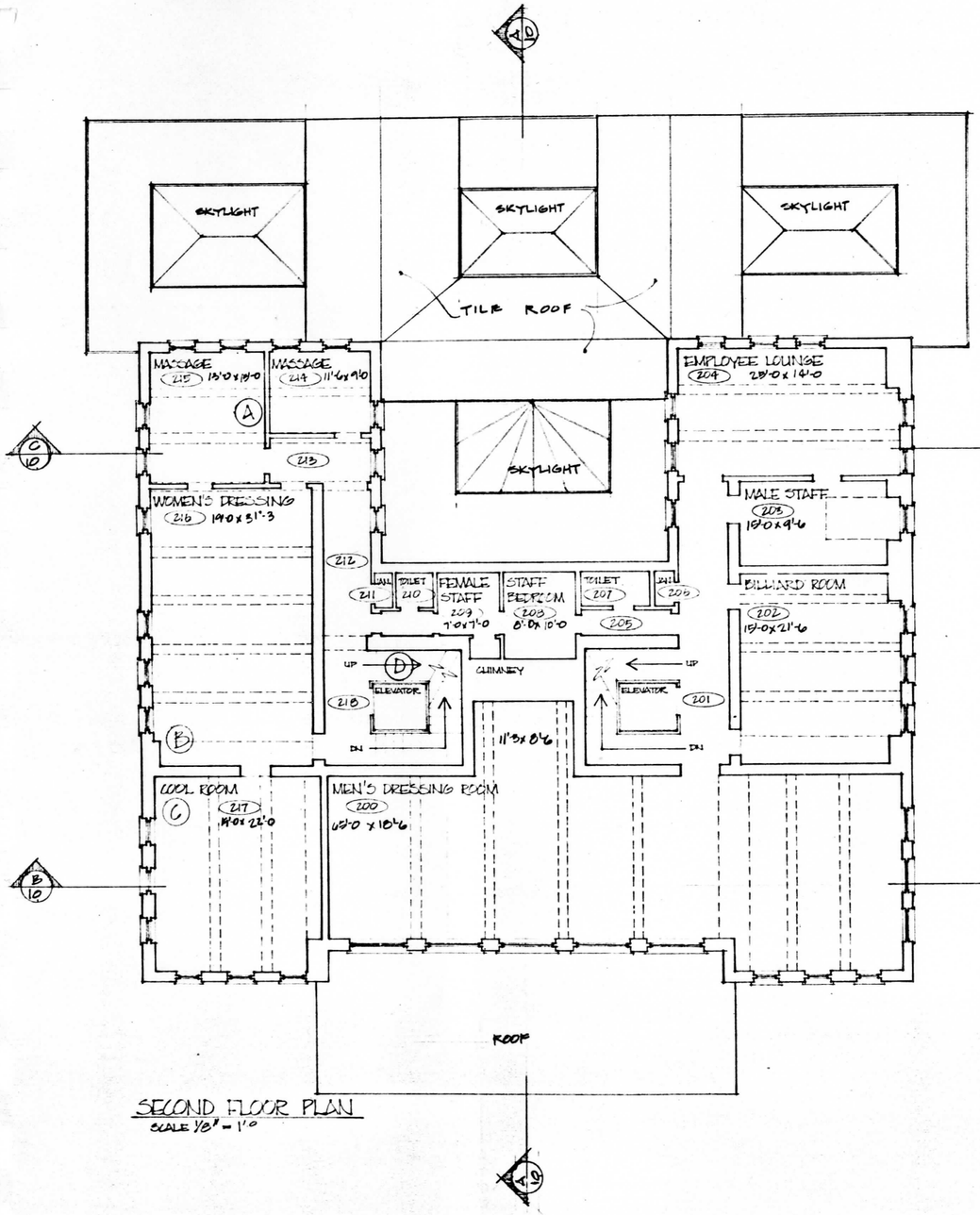
SCALE 1/8" = 1'-0 4940 S.F.



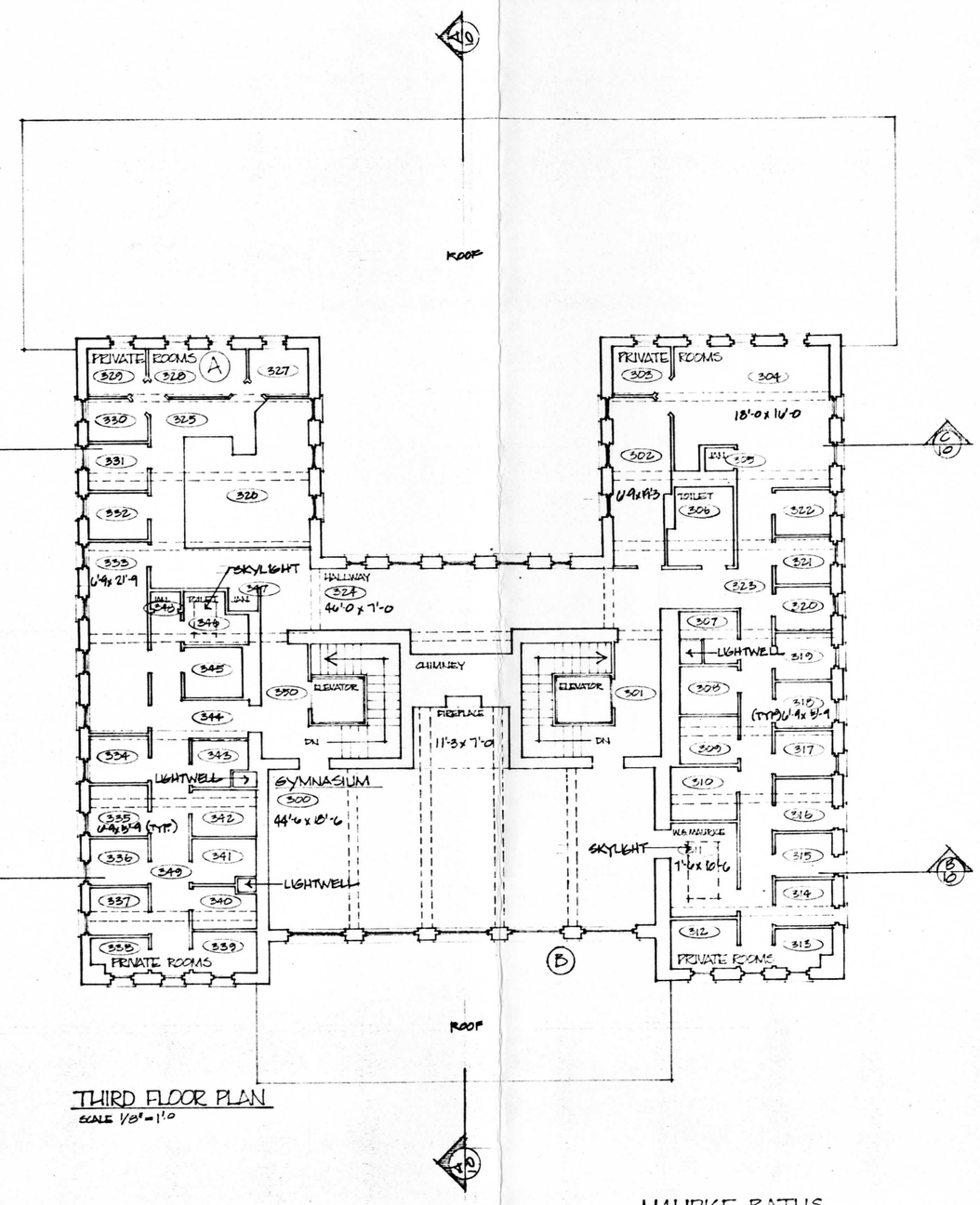
FIRST FLOOR PLAN

SCALE 1/8" = 1'-0 8175 S.F.

MAURICE	PROJ 73-098 NOV '73 8 × 31	128 26,000



SECOND FLOOR PLAN
SCALE 1/8" = 1'0

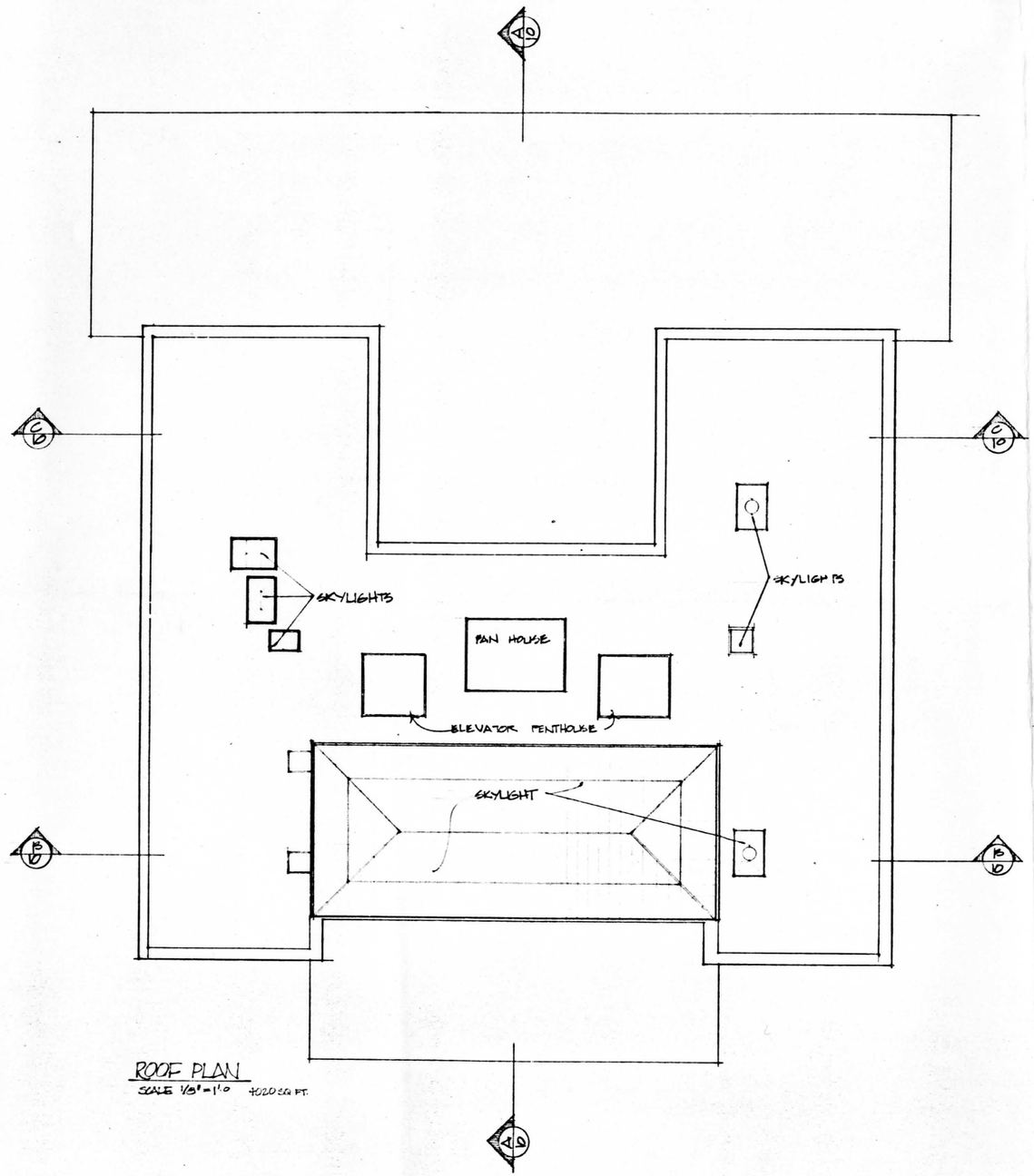


THIRD FLOOR PLAN
SCALE 1/8" = 1'0

NORTH

MAURICE BATHS

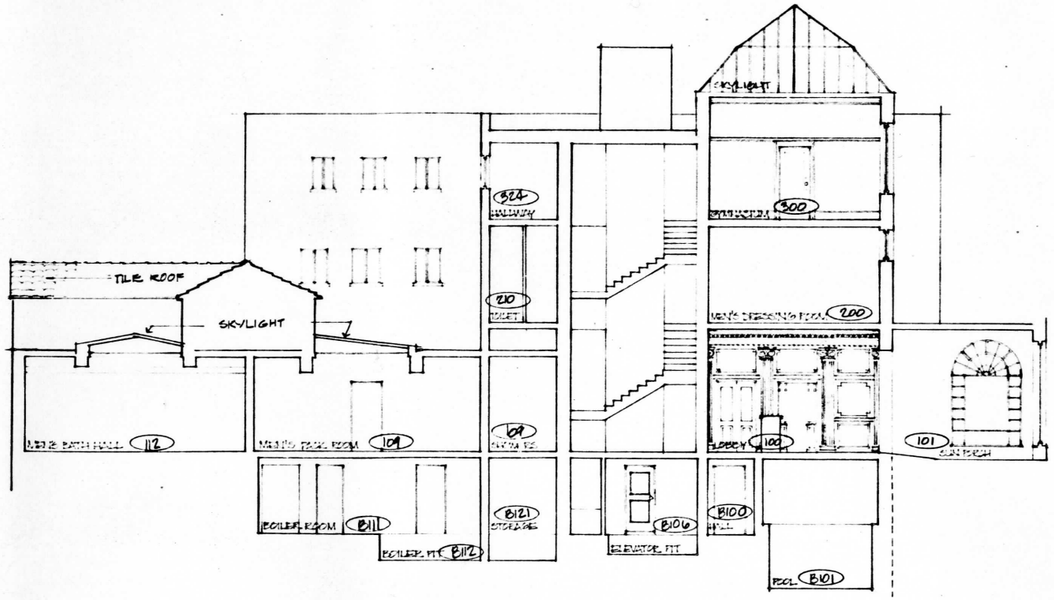
CROMWELL STEVENS TETLEY WALKER GAICHELL ARCHITECTS ENGINEER	PROJ. 73-098	128 / 26,000
	DATE NOV '73	
	9 OF 31	



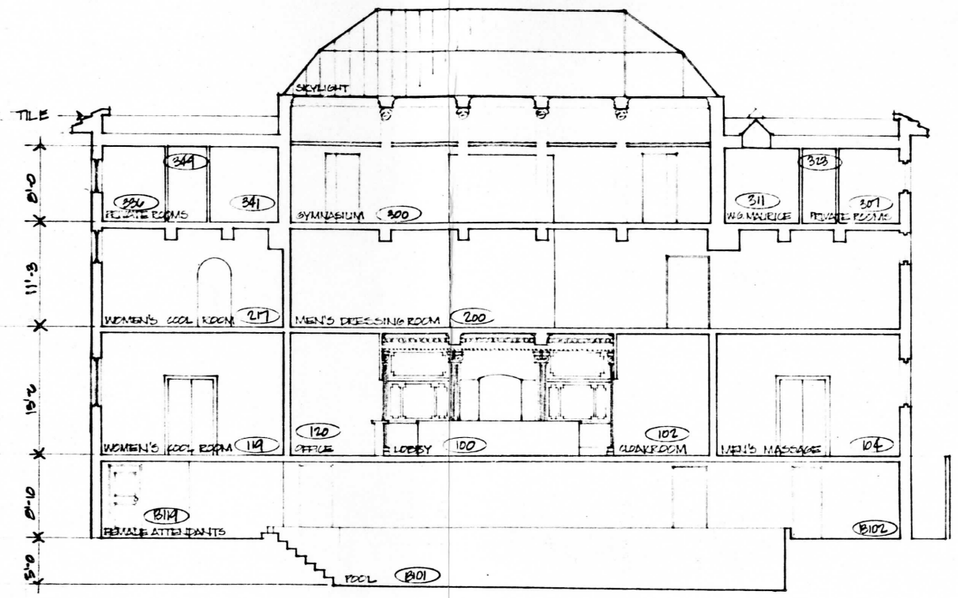
ROOF PLAN
SCALE 1/8"=1'0" 4020 SQ FT.

NORTH

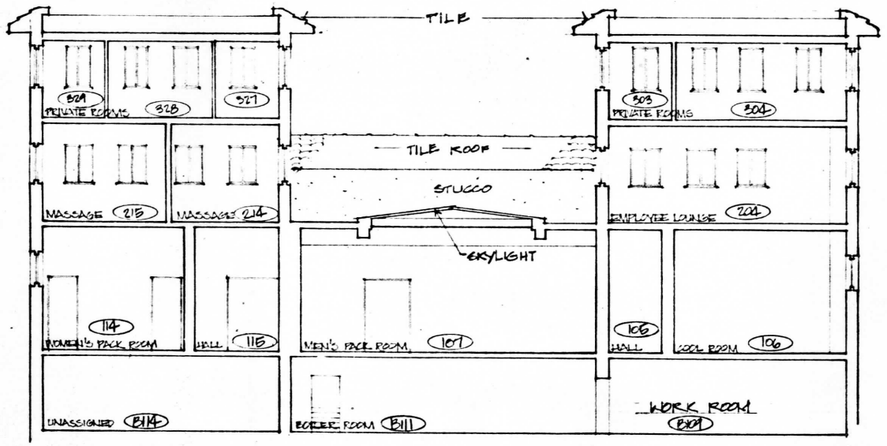
CROMWELL STEVENS TREVOR MILLER GATCHELL ARCHITECTS	MAURICE	73-098 NOV '73 10 • 31
		128 26,000



SECTION A
SCALE 1/8" = 1'-0



SECTION B
SCALE 1/8" = 1'-0



SECTION C
SCALE 1/8" = 1'-0

MAURICE BATHS

CROMWELL STEVENS TOLLMAN GATCHELL	B098	128
	NOV '73	26,000
	11 OF 31	

UNEXCAVATED

B115
16'-0 x 15'-6

BOILER ROOM
B114
20'-0 x 24'-0

FAN ROOM
B112
14'-0 x 11'-6

B111-A

+2'-0
UP

50'-6 x 17'-0

MACHINERY & BOILER ROOM
B111

CLG. 12'-4

ATTENDANTS ROOM
B109

TOILET
B110

TOILET
B108

B106

ATTENDANTS ROOM
B107

BOILER ROOM
B115
20'-0 x 24'-6

A

CLG. 11'-3

-1'-1 DN

CLO
B116

UP

CLO
B101

ELEV.

B100

UP

PERRYCE - STRING
B104

STORAGE
16'-0 x 22'-0
B103

old bowling alley
B102
64'-6 x 16'-6

B105
14'-6 x 16'-0

UP

BASEMENT PLAN
1/8"=1'-0 5390 SF

HOT ROOM
118
10'-0 x 11'-0

TOILET
115

CLO
116

UP
117

STEAM ROOM
113
11'-6 x 15'-0

STEAM ROOM
111
22'-0 x 15'-0

TOILET
112

15'-9 x 15'-0

SILL HGT: 1'-0
(ROOM 110, 111, 113)

MAIN BATH HALL
114
60'-6 x 30'-6

B

MARBLE BENCH BATHS
110
20'-6 x 50'-0

STAINED GLASS

COOLING ROOM
119
20'-6 x 57'-6

STAINED GLASS SKYLIGHT

DIESEL FOUNTAIN

109

CLO
108

UP +9"

HALL

PACK ROOM
106
18'-6 x 27'-0

107

STAINED GLASS

A
120
20'-6 x 14'-0

EV

DN

ELEV.

DN

UP

UP

COOLING ROOM
121
18'-0 x 22'-0

122

OFFICE
101

CLERK
102

OFFICE
103

104

COOLING ROOM
105
15'-0 x 22'-0

FOUNTAIN

LOBBY
100
60'-6 x 14'-0

STAINED GLASS ABOVE LOBBY WINDOWS

PORCH

MARQUIS

STAINED GLASS LETTERS OVER ENTRY

UP

RAMP

UP

FIRST FLOOR PLAN
1/8"=1'-0 8340 SF

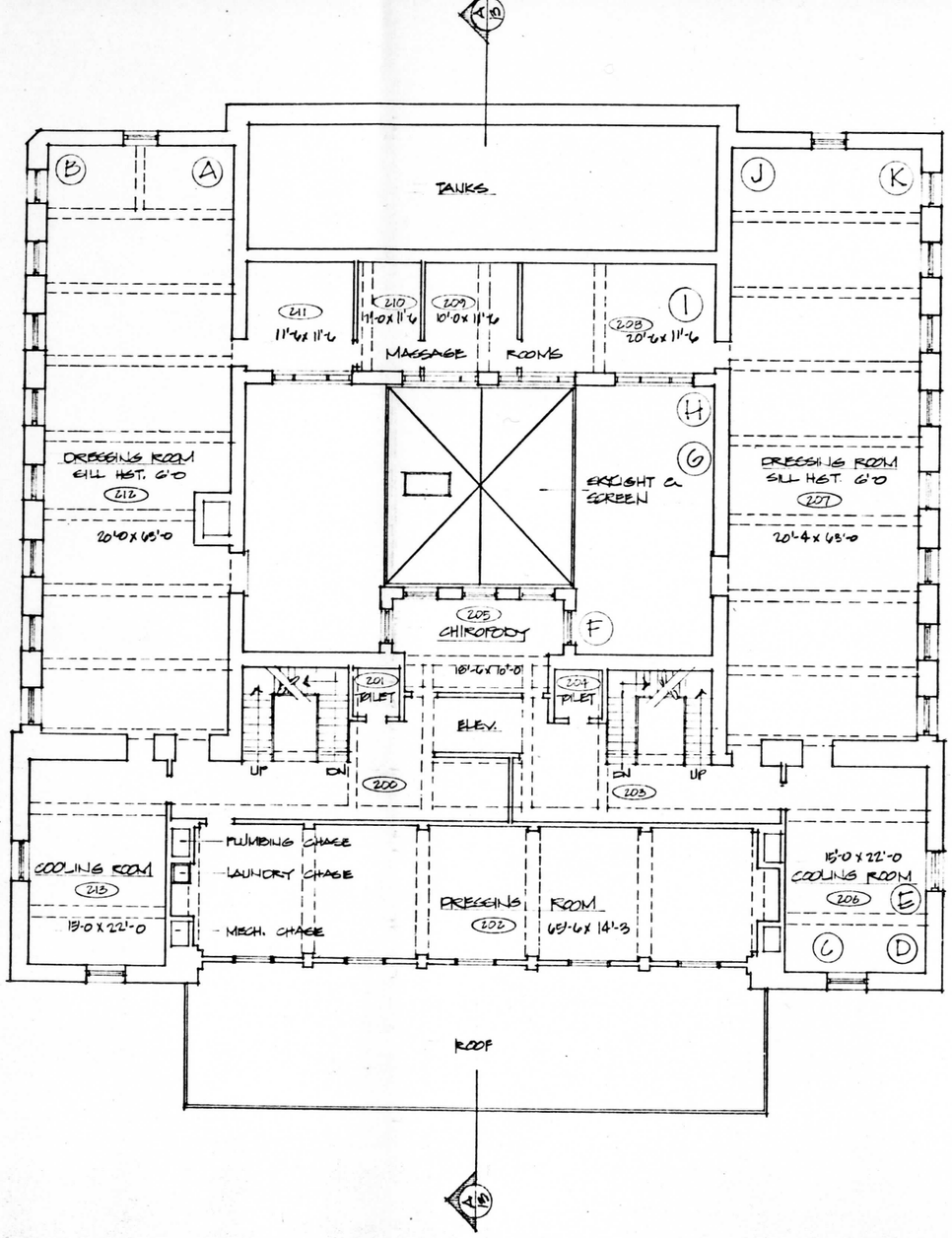
NORTH

PERRYCE BATH HOUSE

28,275 SF

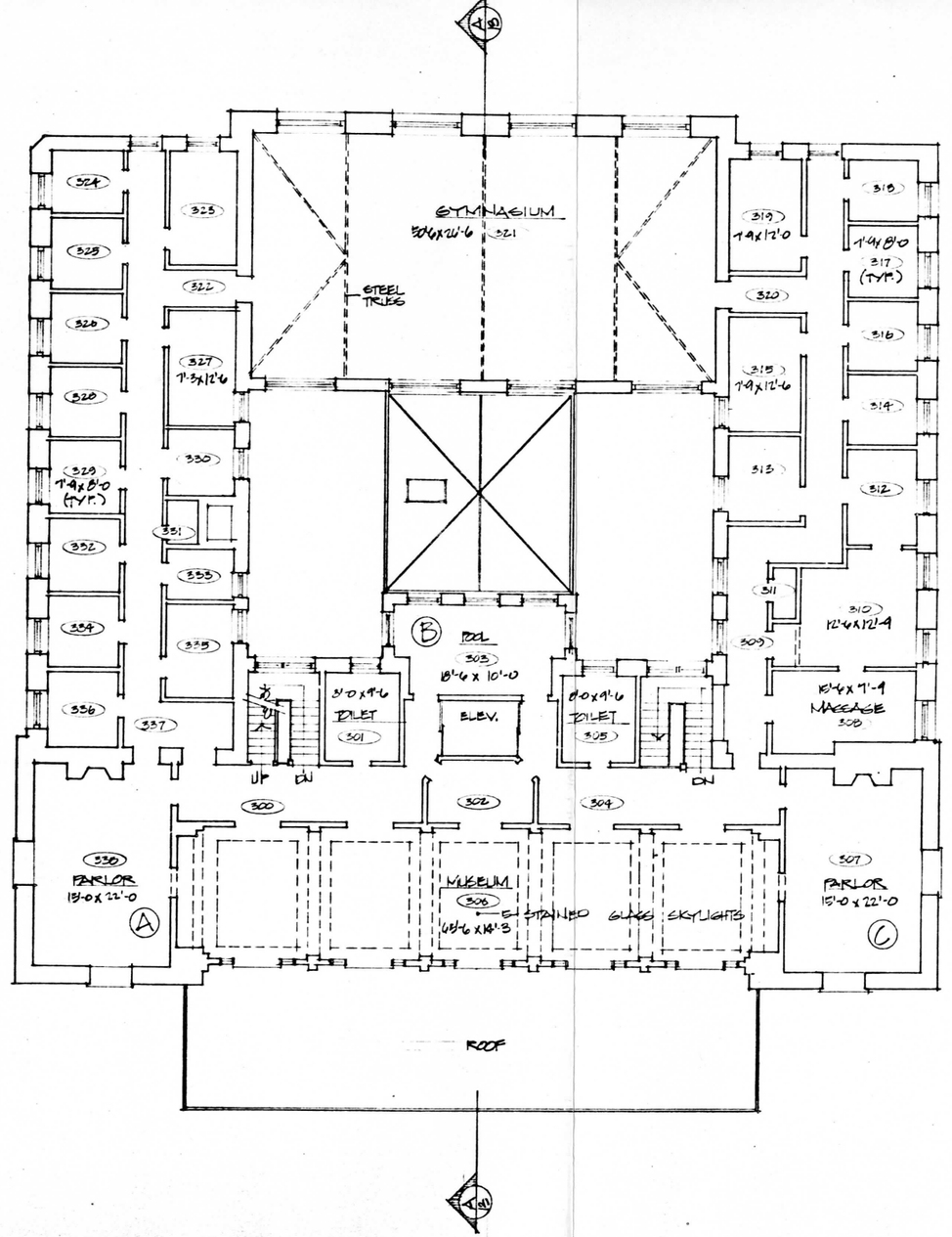
DRAWN: JCHEMECH 30 JUL 73

CROMWELL NEYLAND TRUESWELL MILLETT & GAICHELL	PROJ 7308	128 / 26,000
	DATE NOV '73	
	SHT 12 OF 31	



SECOND FLOOR PLAN

1/8" = 1'-0 7022 S.F.



THIRD FLOOR PLAN

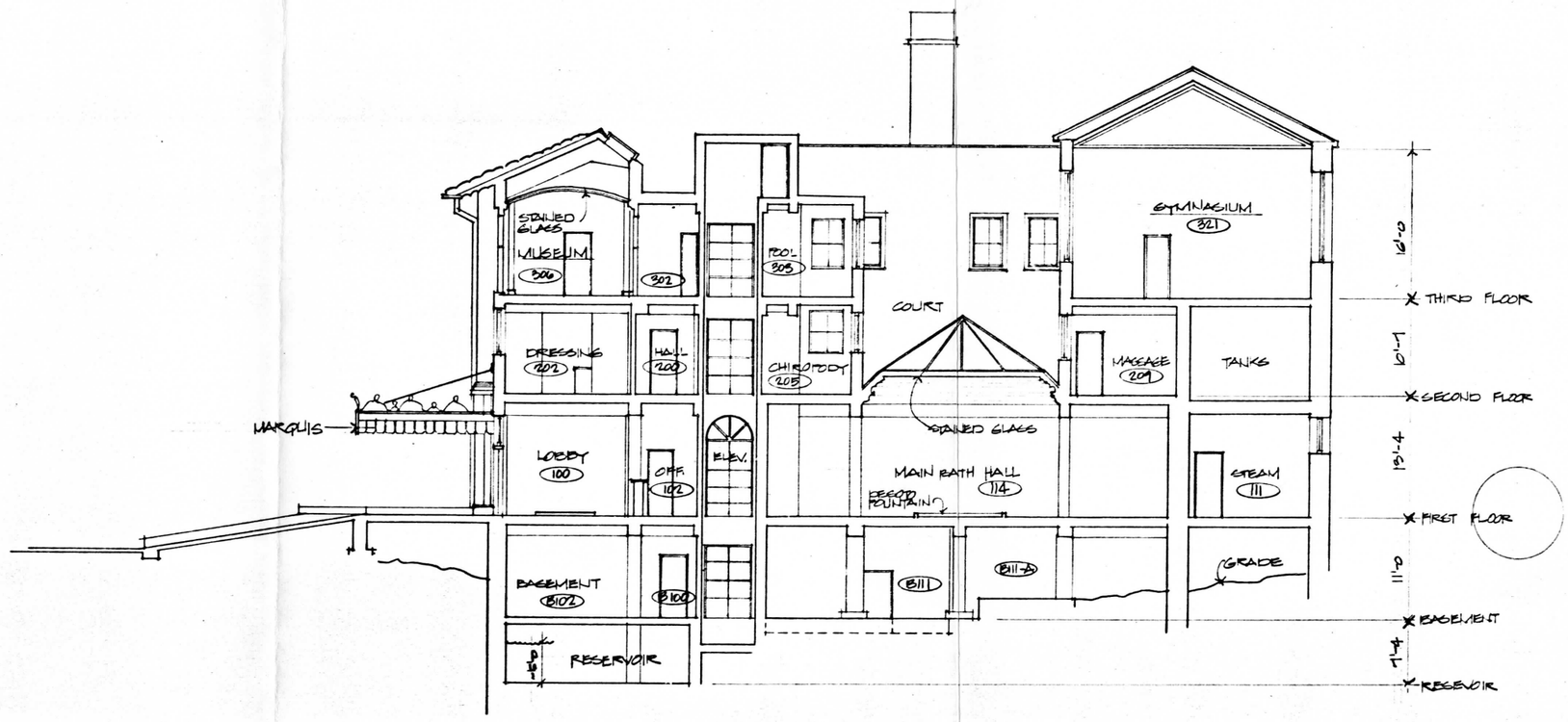
1/8" = 1'-0 7022 SF

NORTH

FORDYCE BATH HOUSE

DRAWN: JCNEMEC III 30 JUL 73

CROMWELL NEWLAND THEATHER WILLETT & GATCHELL ARCHITECTS	JOB 13-098	128 / 26,000
	DATE NOV-73	
	SHEET 13 OF 31	

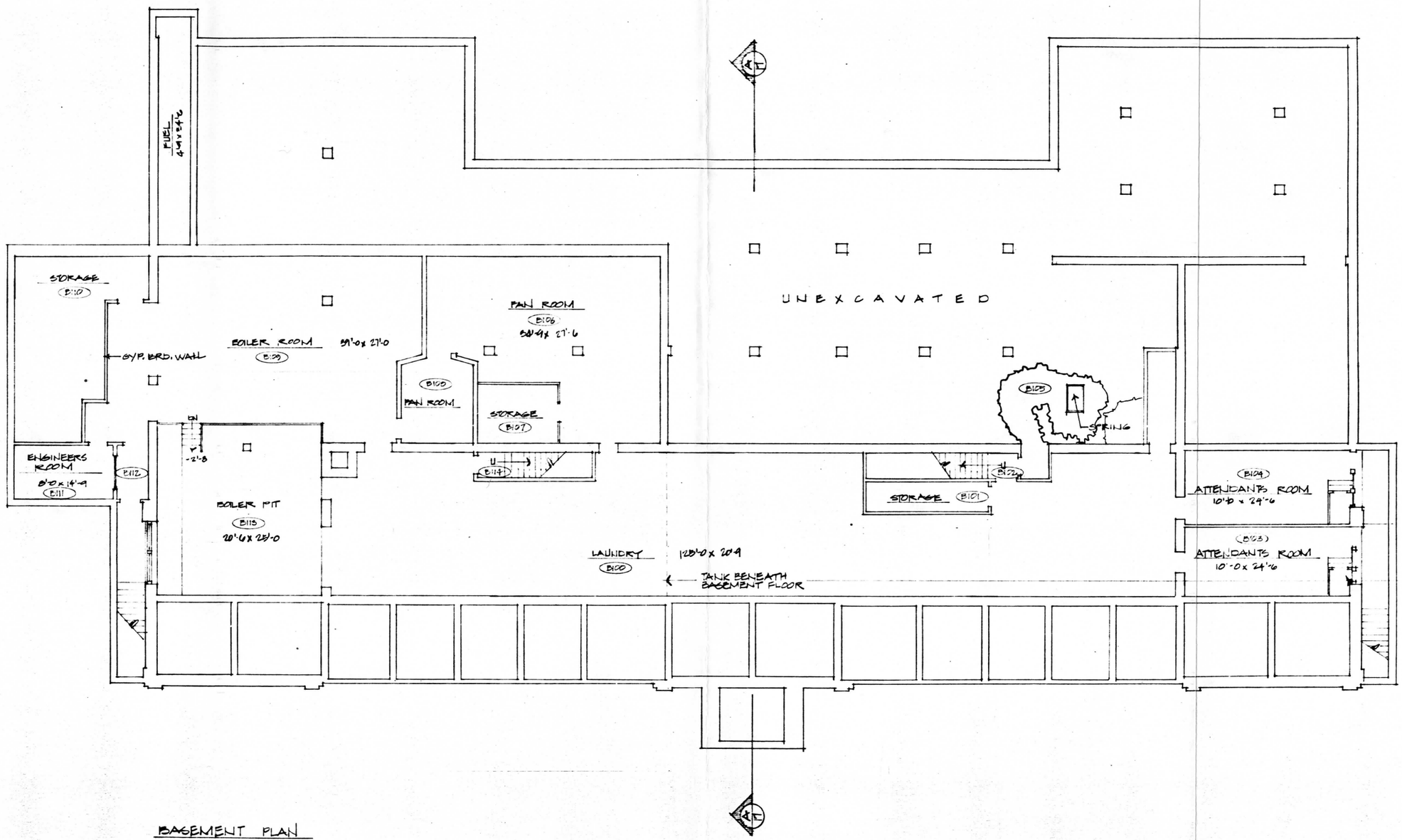


LONGITUDINAL SECTION - A

6"-1"-0

ERIDYCE BATH HOUSE

CROMWELL NEVILLE & TREMAYNE WILLIAMS GATCHELL ARCHITECTS & ENGINEER	DRAWN: JCN/EMEC III	TRACE 75098	128 2G,000
		NOV '73	
		14 * 31	

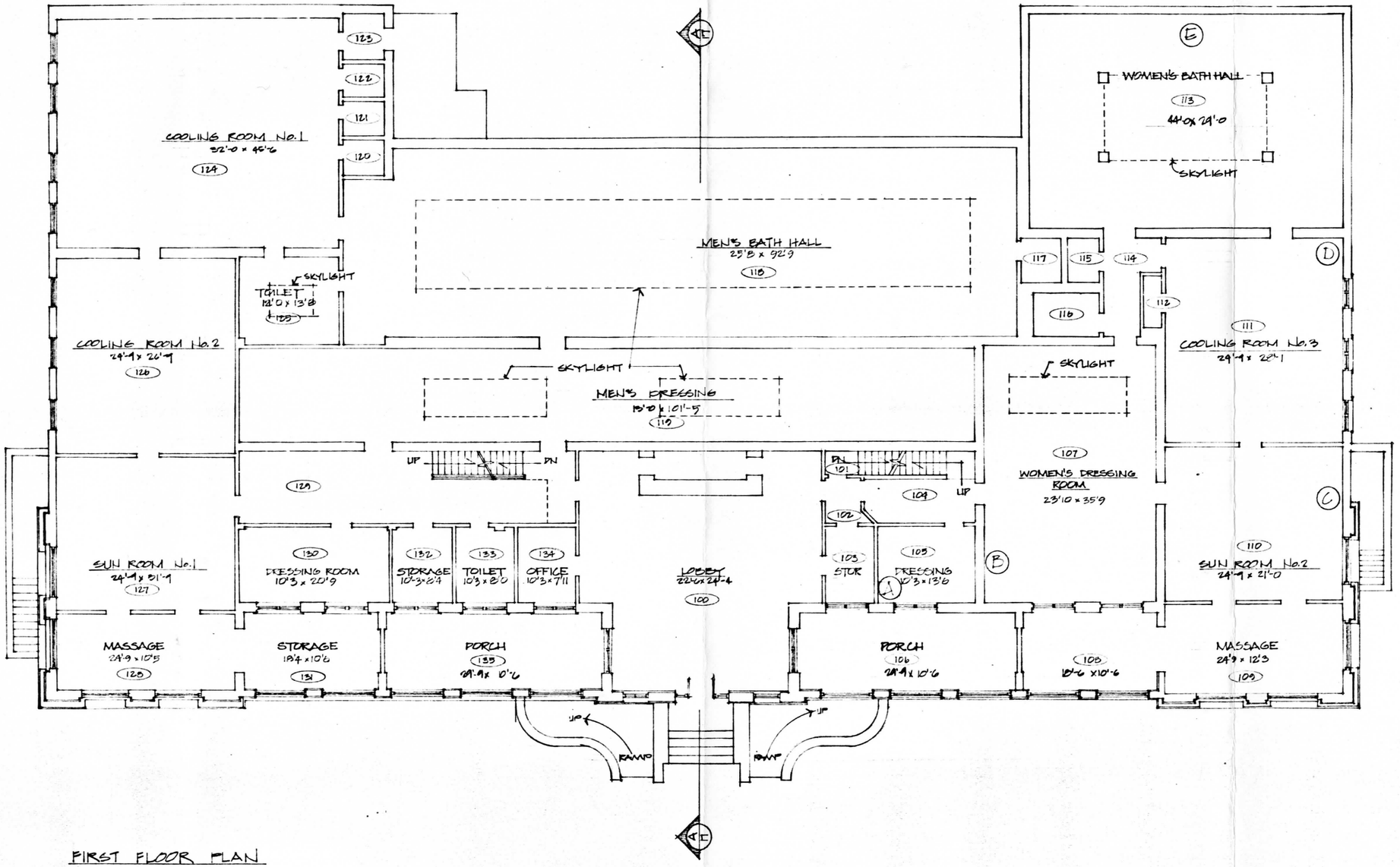


BASEMENT PLAN
1/8" = 1'-0"
6503 S.F.

BASIC DATA

NORTH
ORIENTATION

DRAWN BY	J. NEMEC
REVISED	
DATE	INITIAL
REGION	
PCP NO.	MT-208
SHT	15 OF 31
DRAWING NO.	128 / R6,000
DATE	NOV '73



FIRST FLOOR PLAN

1/16"/1'-0" 14,774 SF

NORTH

ORIENTATION

DRAWN BY	
D.A. CROW	
REVISED	
DATE	INITIAL

REGION

PCP NO. 73-098

SHT. 16 OF 31

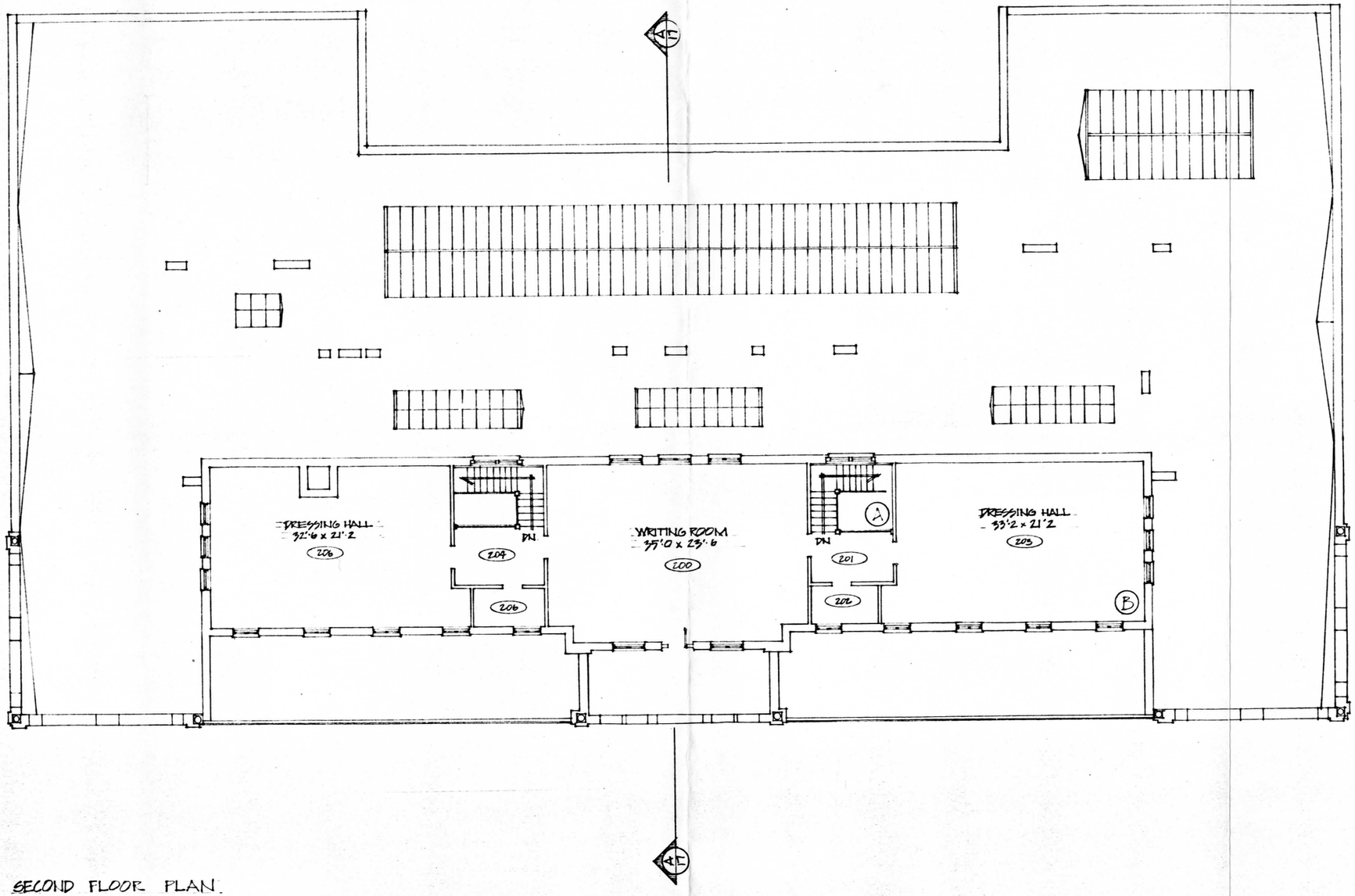
DRAWING NO. 128

26,000

DATE NOV '73

GUAYAN BATH HOUSE

BASIC DATA



SECOND FLOOR PLAN.
1/8"=1'-0

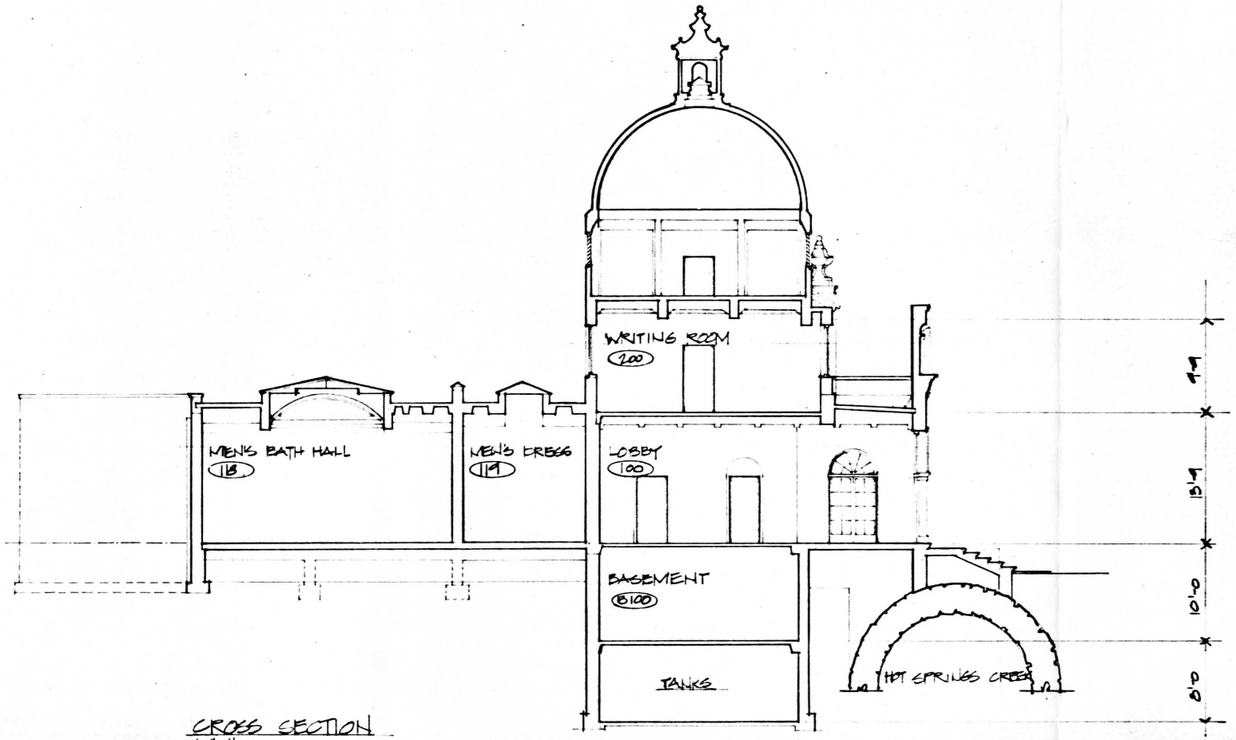
NORTH
ORIENTATION

DRAWN BY	
REVISED	
DATE	INITIAL
REGION	
PCP NO. 13-018	
SHT 17 OF 31	
DRAWING NO. 128 26,000	
DATE NOV 173	

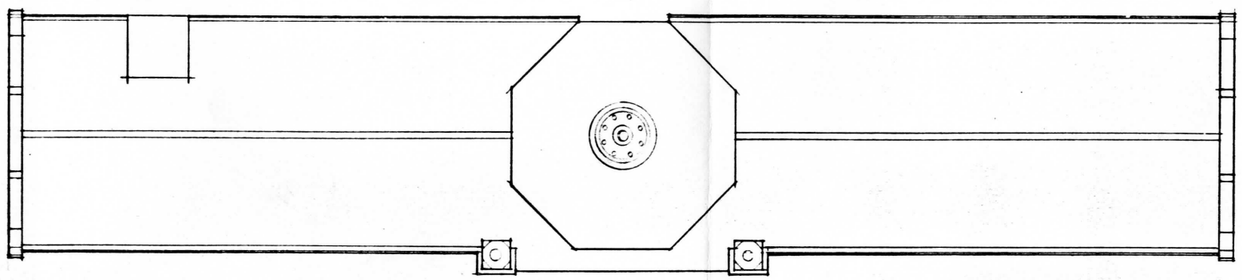
CRAWFORD, MURPHY & TILLY

QUAPAW BATH HOUSE

BASIC DATA



CROSS SECTION
1/8"=1'-0



ROOF PLAN
1/8"=1'-0

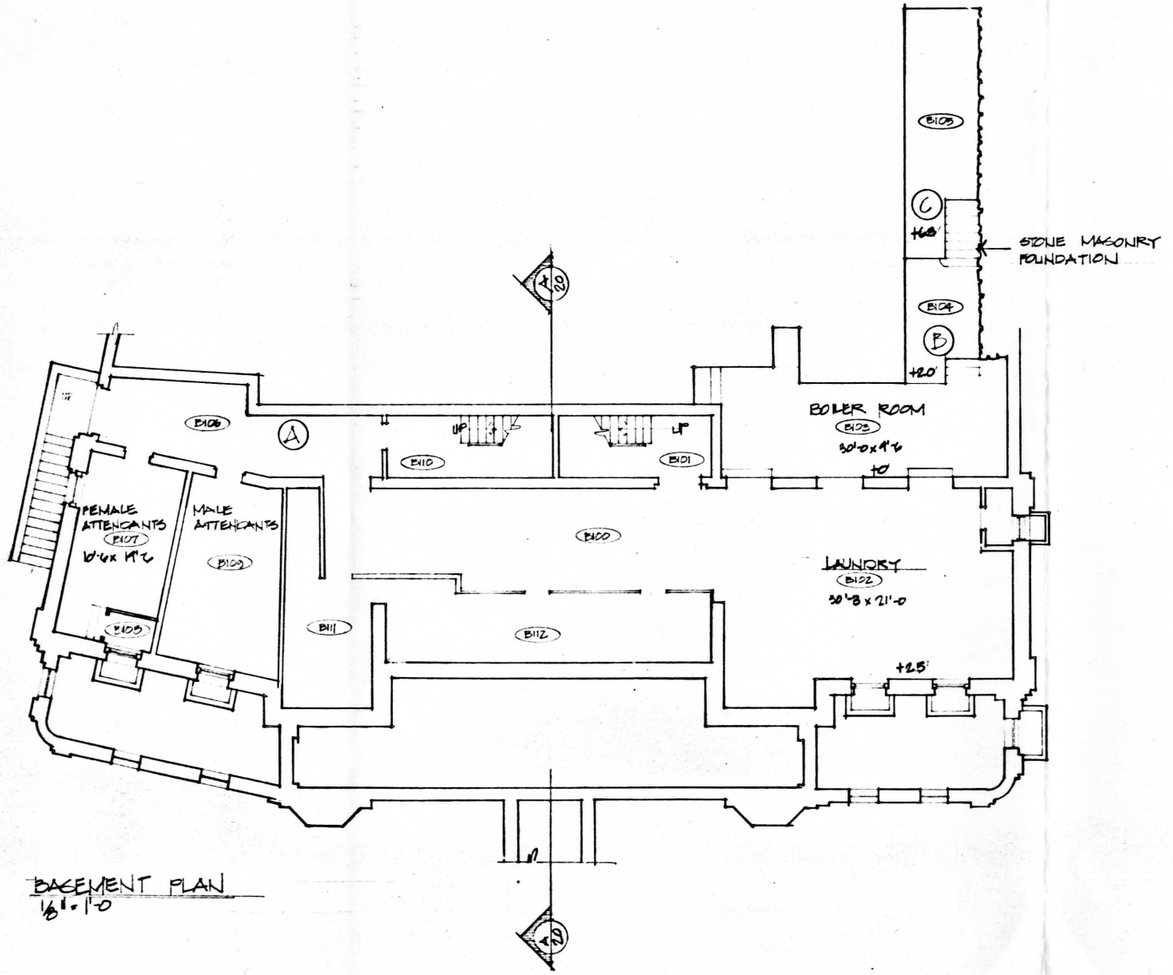
QUAPAW BATHHOUSE RENOVATION

NORTH

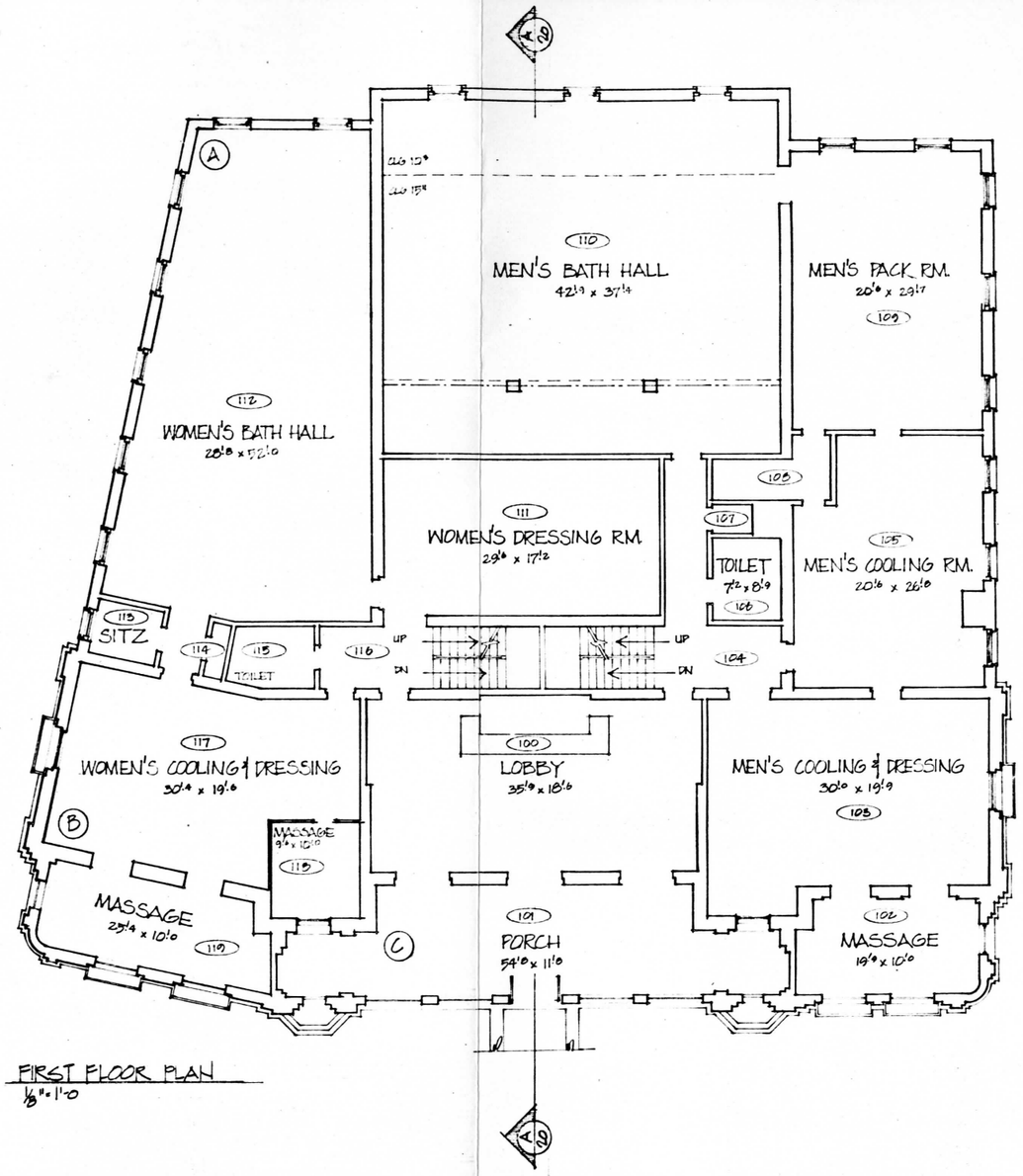
ORIENTATION

DRAWN BY	
REVISED	
DATE	INITIAL
REGION	
PCP NO. 73-098	
SHT 18 OF 31	
DRAWING NO. 128 / 26,000	
DATE NOV '73	

BASIC DATA



BASEMENT PLAN
1/8" = 1'-0



FIRST FLOOR PLAN
1/8" = 1'-0

NORTH

ORIENTATION

DRAWN BY	
REVISED	
DATE	INITIAL

REGION

PCP NO. 13-318

SHT 19 OF 31

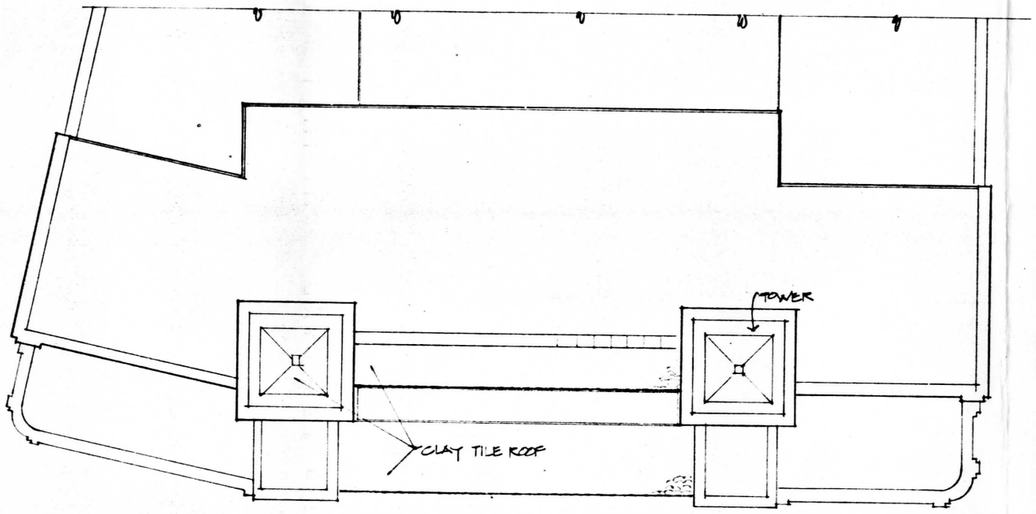
DRAWING NO. 128

R6,000

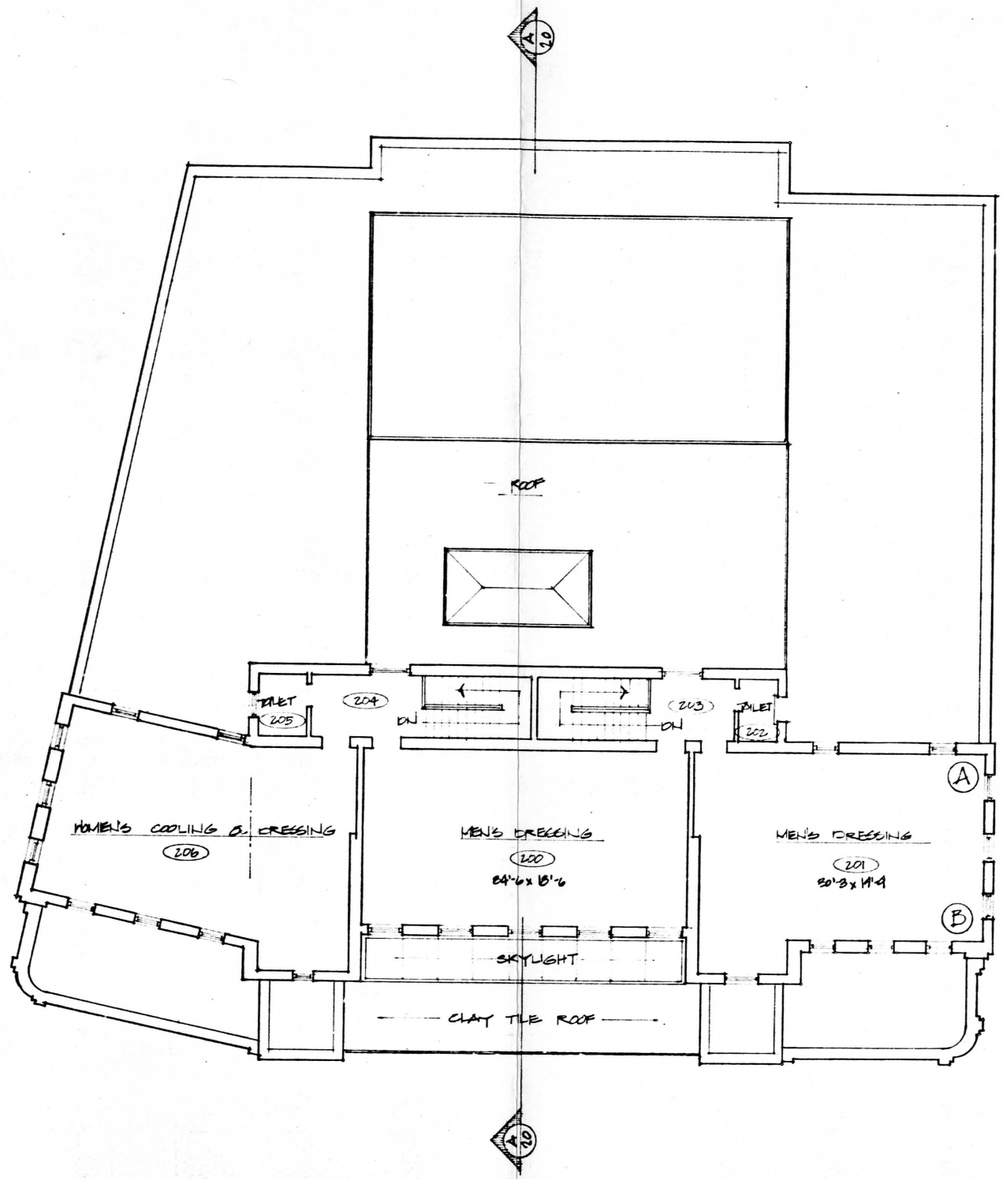
DATE NOV 73

OZARK BATHHOUSE

BASIC DATA



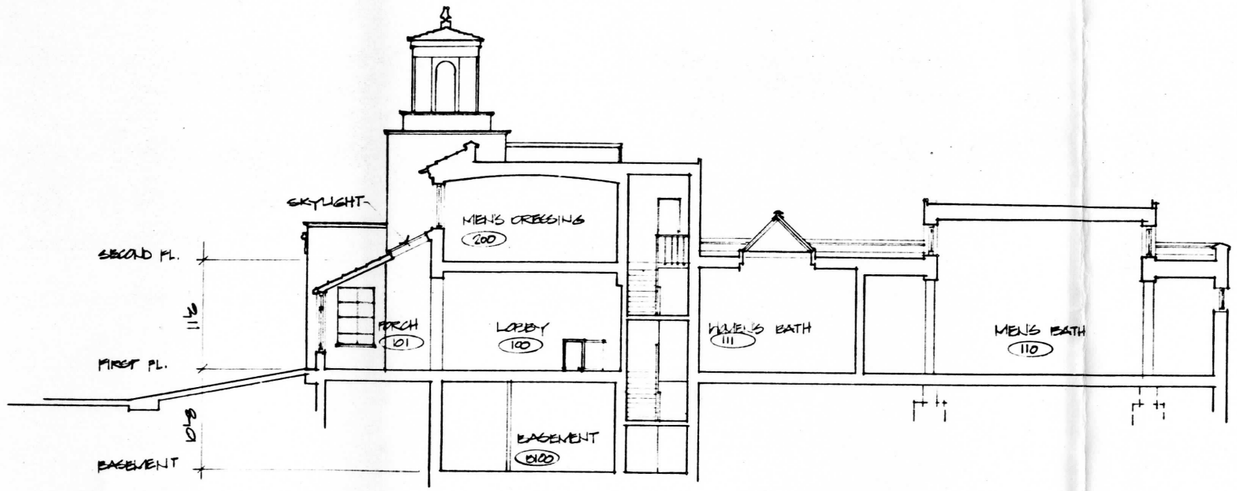
ROOF PLAN
1/8"-0



SECOND FLOOR PLAN
1/8" = 1'-0"
2375 S.F.

OZARK BATH HOUSE

CROMWELL NEYLAND TRUESDELL WILLETT & GATCHELL ARCHITECT-ENGINEERS	73-095	128
	DATE NOV '73	26,000
	SHEET 30 OF 31	

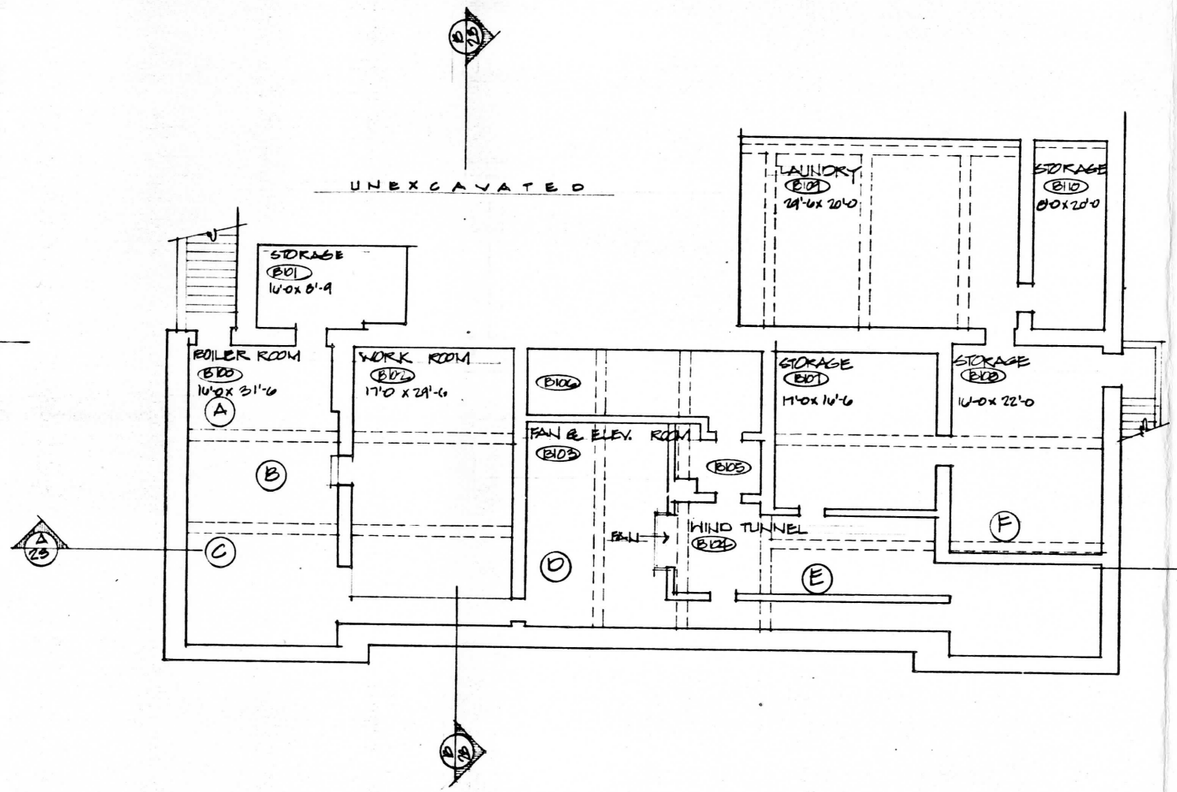


TRANSVERSE SECTION - A
1/8"=1'-0

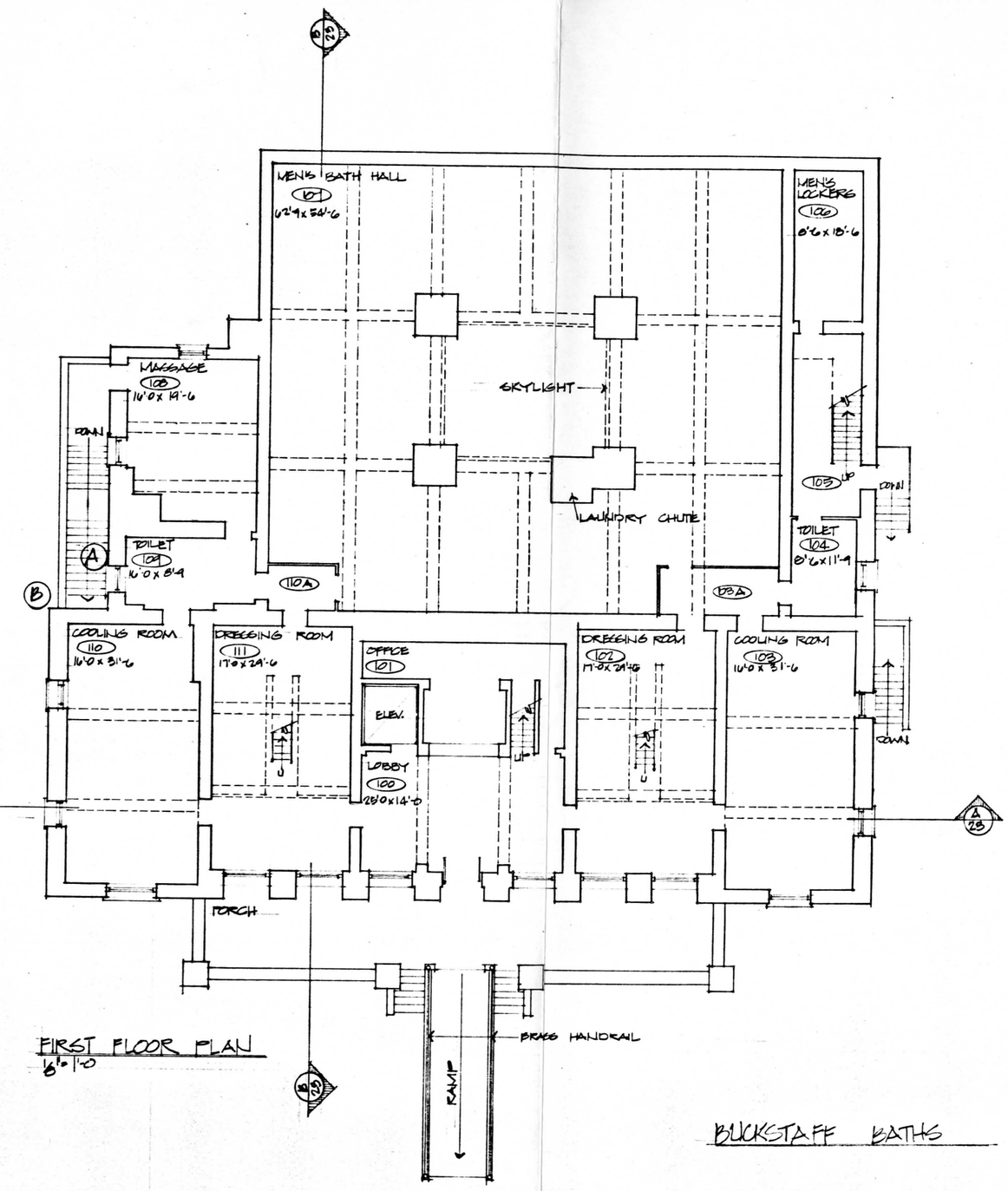
OZARK BATH HOUSE

DRAWN JCNEVECH1 WLS73

CROMWELL SEYMOUR TRUMBO WILLETTS GATCHELL	PROJ 73-098	128
	DATE NOV '73	R6,000
	21 OF 31	



BASEMENT FLOOR PLAN
1/8"-1'-0

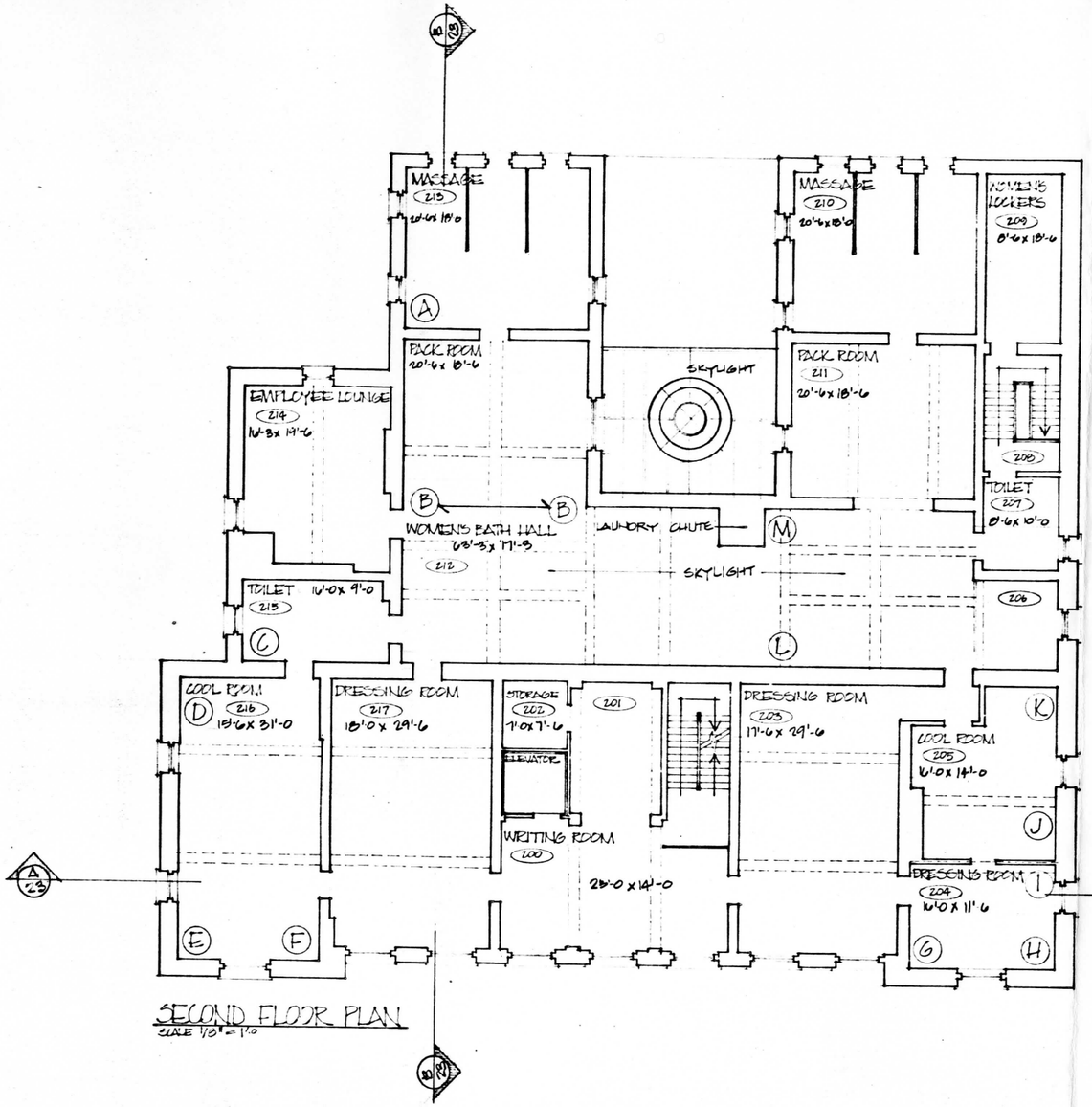


FIRST FLOOR PLAN
1/8"-1'-0

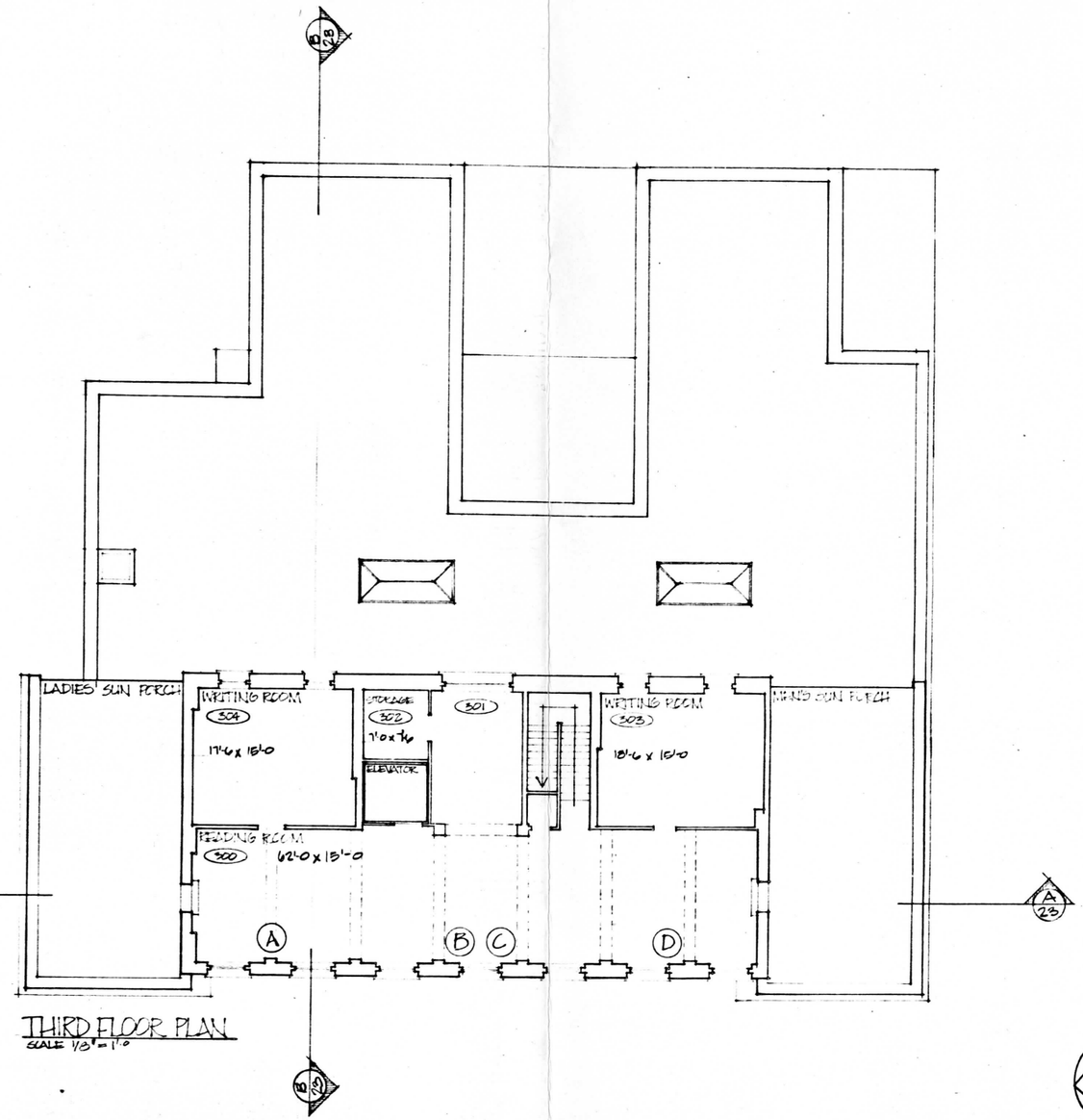
NORTH

BUCKSTAFF BATHS

CROMWELL ARCHITECTURE	73-048	128
	NOV '73	26,000
	22 31	



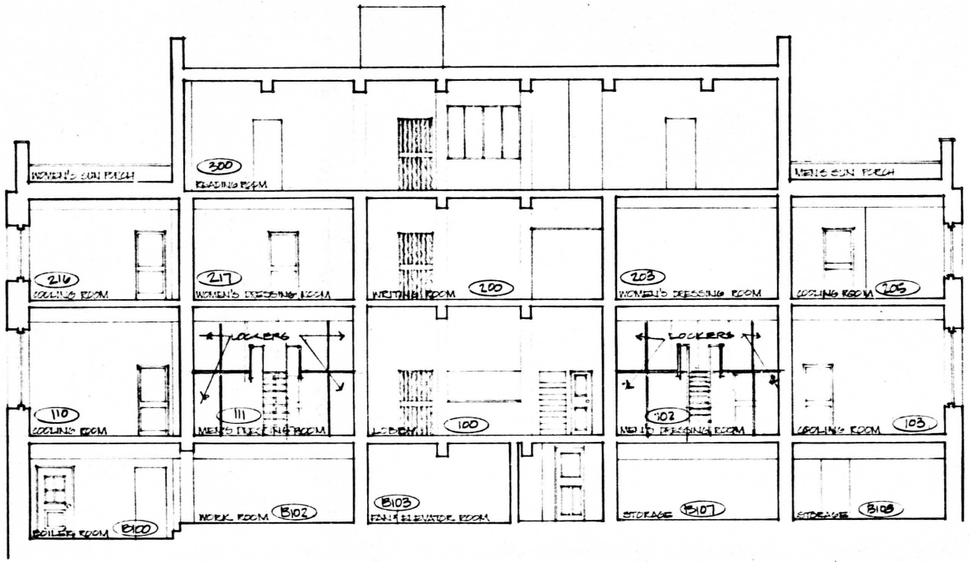
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0



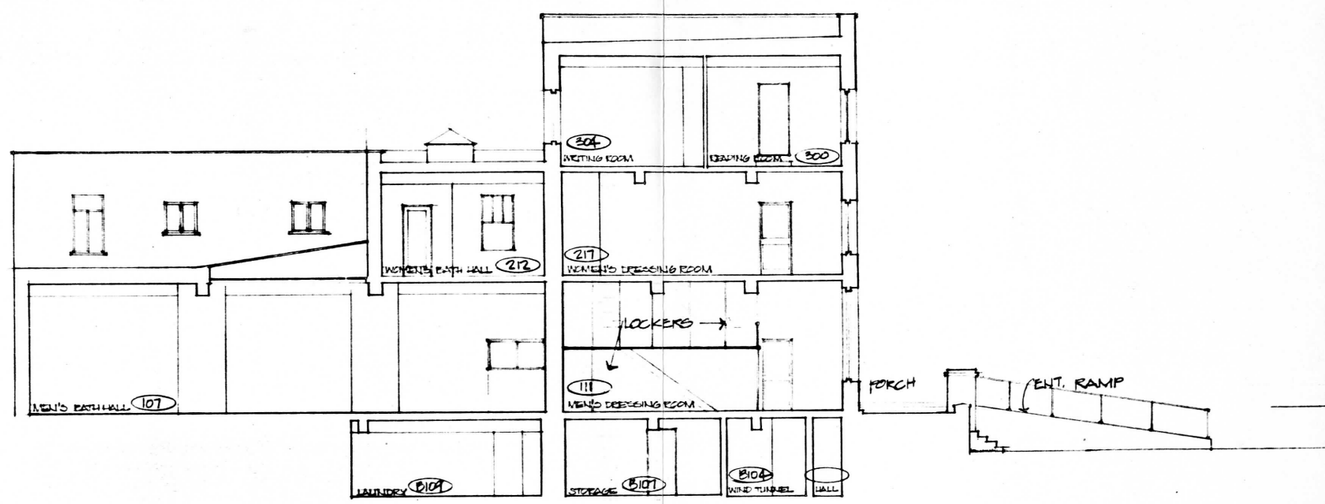
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0

NORTH

CROMWELL SEYMOUR TRUMBULL WELLS GATCHELL	JOB # 73-090 DATE NOV '73 23 OF 31	128 26,000



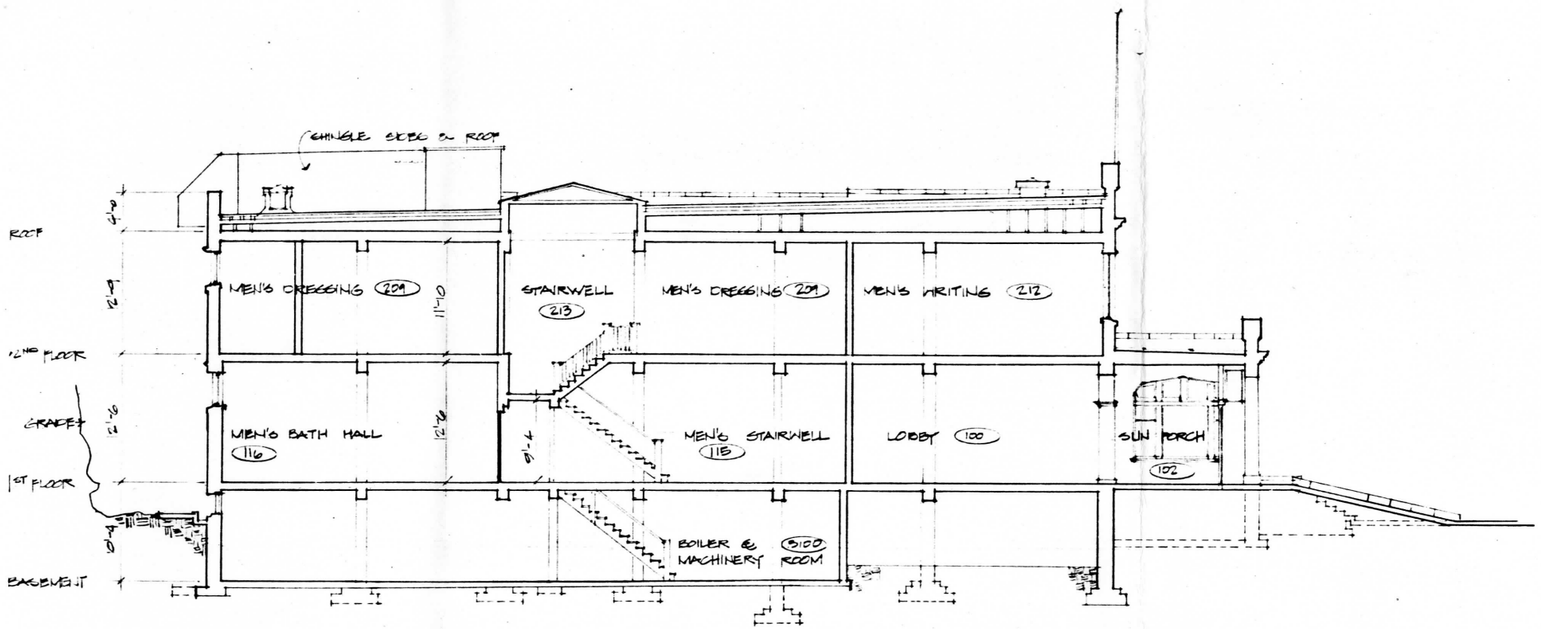
SECTION A
SCALE 1/8"=1'0



SECTION B
SCALE 1/8"=1'0

BUCKSTAFF BATHS

CROMWELL NEWLAND TRUEMAN WILLETT GAICHELL	JOB 73-008	128
	DATE NOV 73	26,000
	24 OF 31	

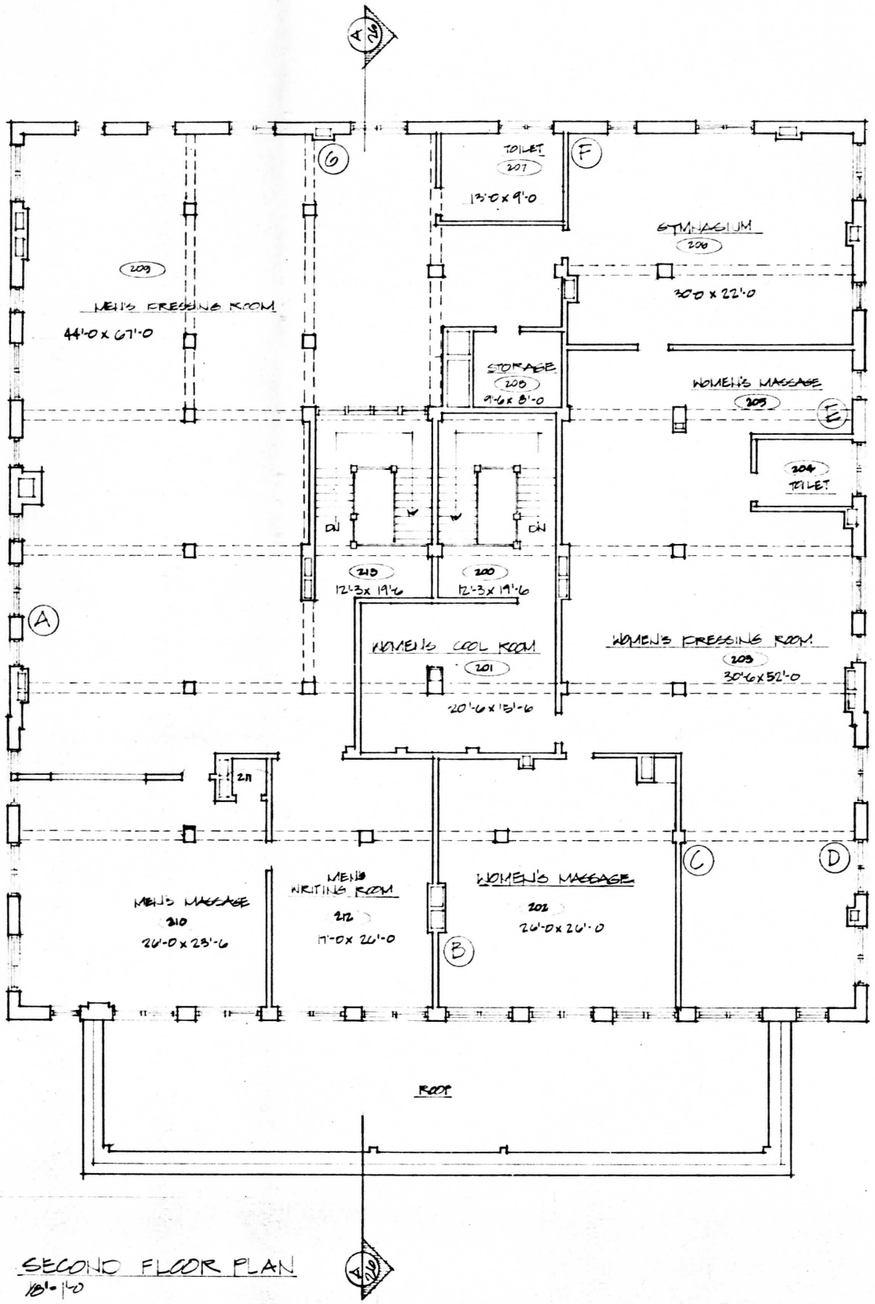


LONGITUDINAL SECTION
1/8"-1'-0

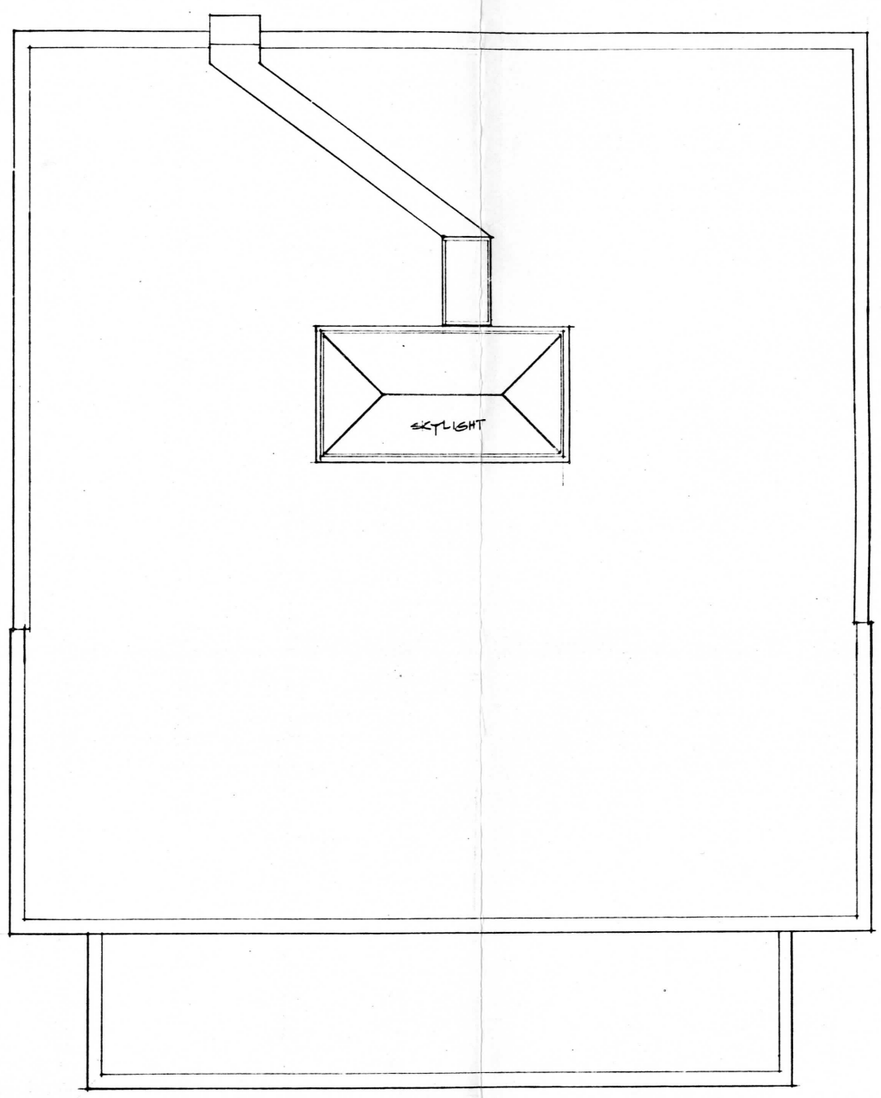
BASIC DATA

ORIENTATION

DRAWN BY
J.C.L.B.V.E.C.
REVISED
DATE / INITIAL
REGION
PCP NO. TB-798
SHT 25 OF 31
DRAWING NO. 128 / 26,000
DATE NOV 73



SECOND FLOOR PLAN
1/8" = 1'0



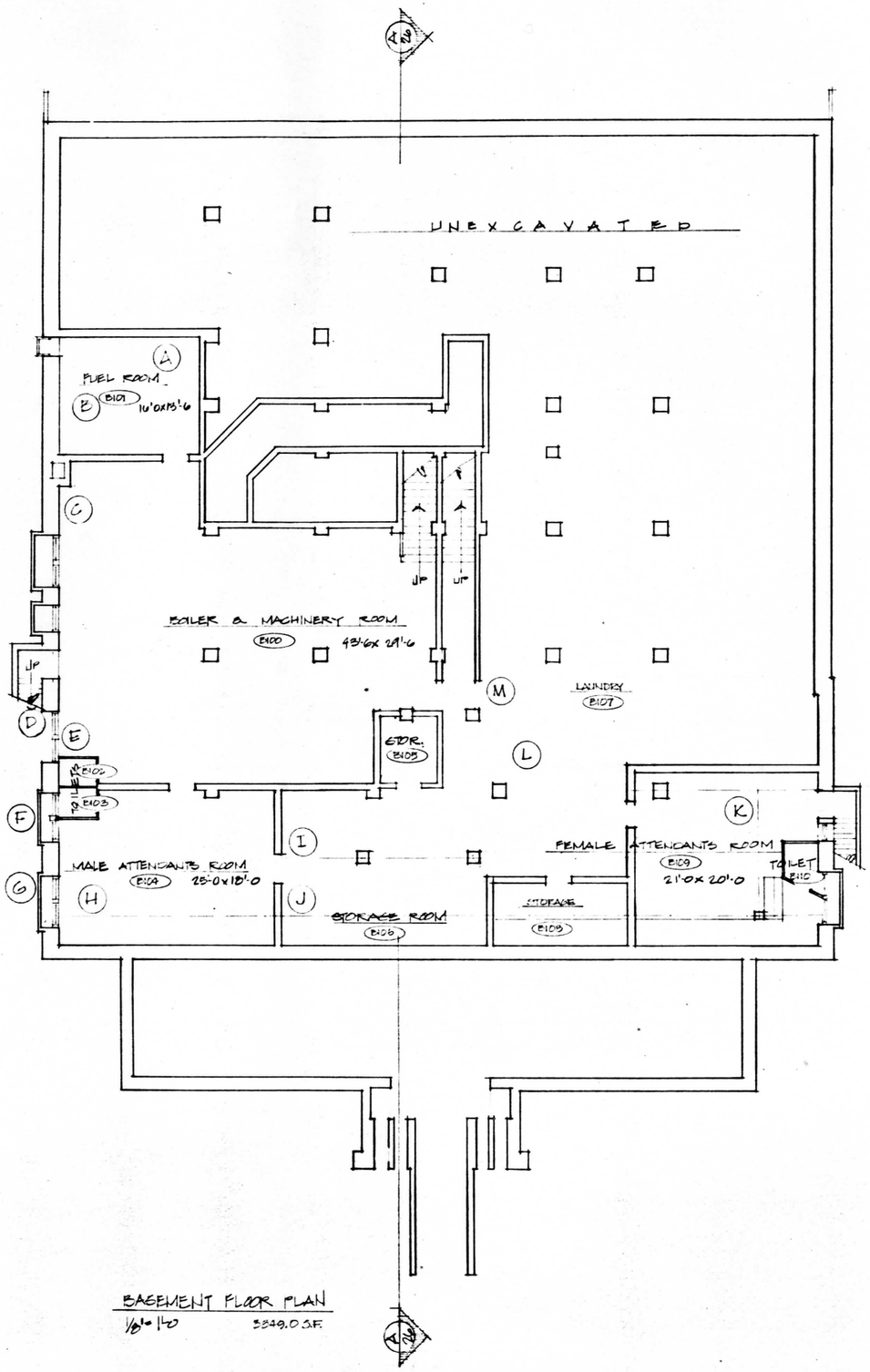
ROOF PLAN
1/8" = 1'0

NORTH

ORIENTATION

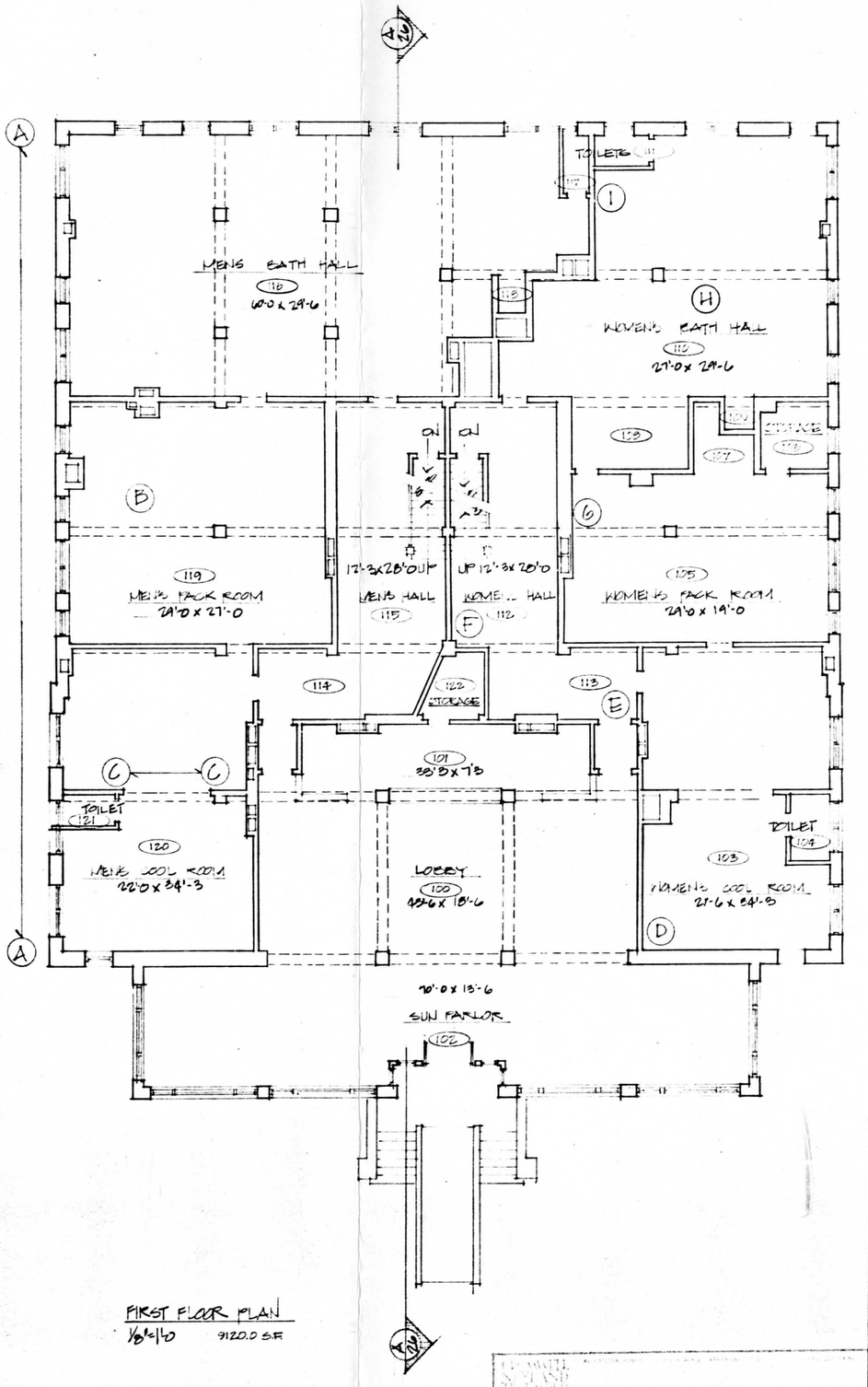
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DATE	INITIAL
REGION	
PCP NO. 73-1 "B	
SHT 20 OF 51	
DRAWING NO. 1RB 26,000	
DATE NOV 73	

BASIC DATA



BASEMENT FLOOR PLAN

1/8"=1'0 5349.0 S.F.



FIRST FLOOR PLAN

1/8"=1'0 9120.0 S.F.

NORTH

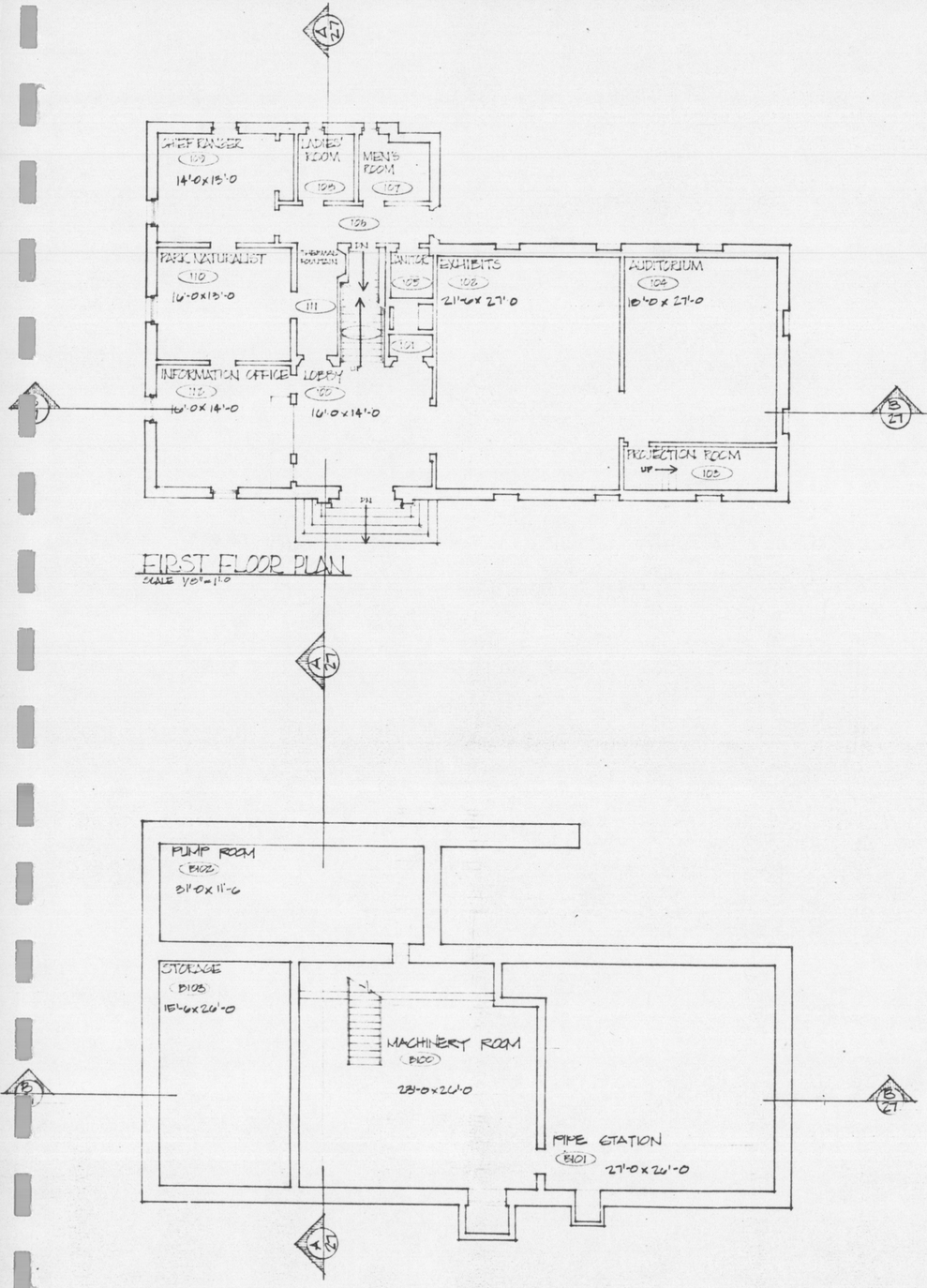
ORIENTATION

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JCN EVE	
REVISED	
DATE	INITIAL
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73-008	
SHT 27 OF 31	
DRAW IG NO.	
128	
26,000	
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LILLER

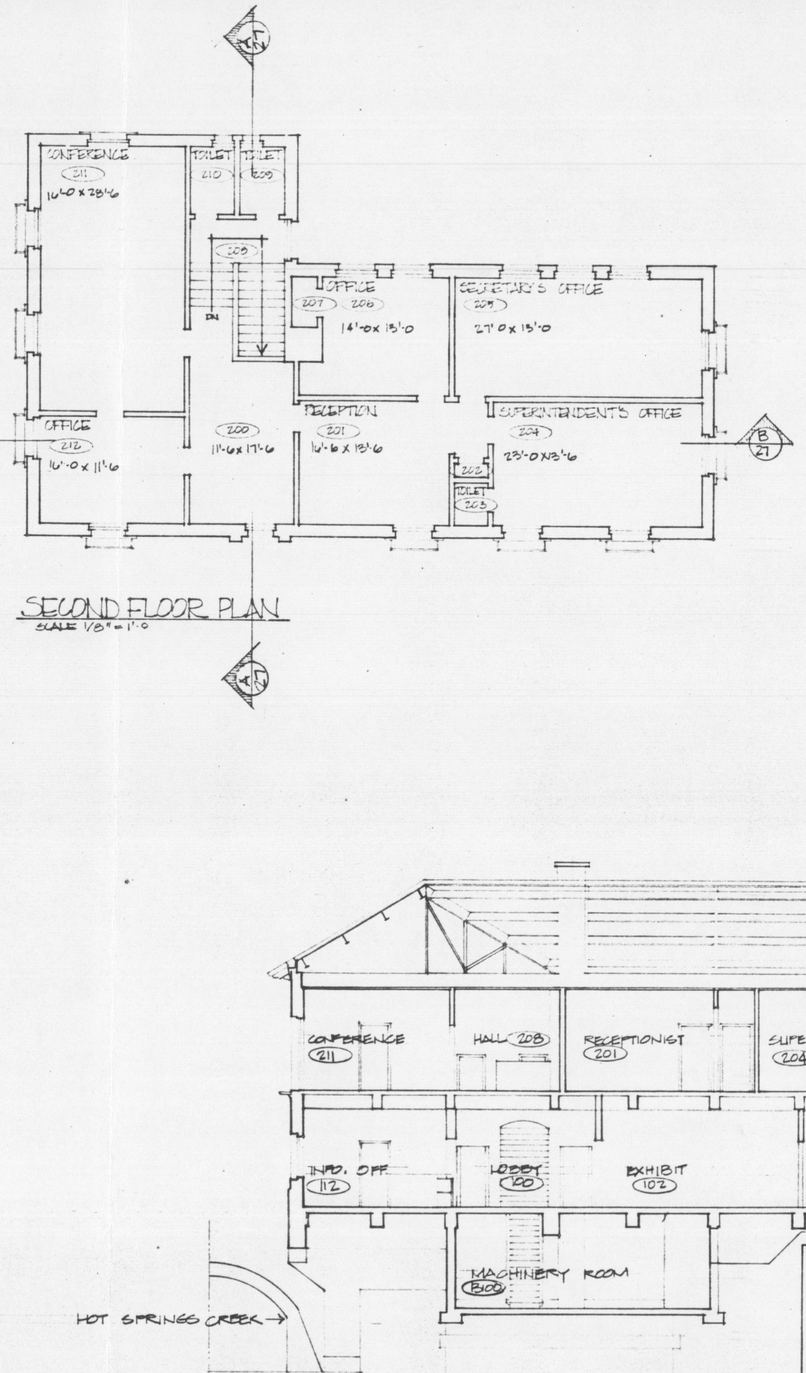
BASIC DATA

ARCHITECT / ENGINEER
ARCHITECTS
LONG CREEK, WA
WASHINGTON

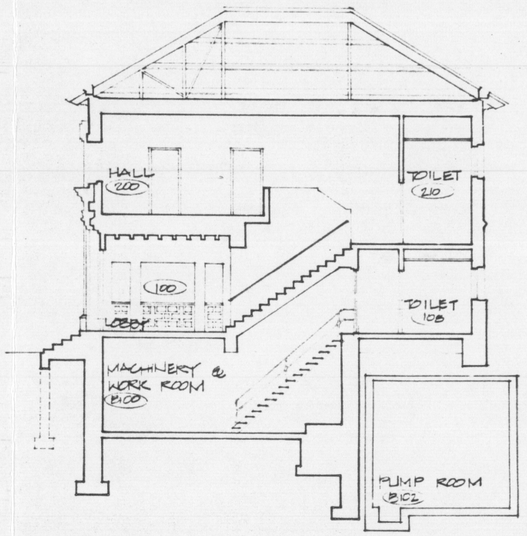


FIRST FLOOR PLAN
SCALE 1/8" = 1'-0

BASEMENT PLAN
SCALE 1/8" = 1'-0



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0



SECTION A
1/8"=1'-0

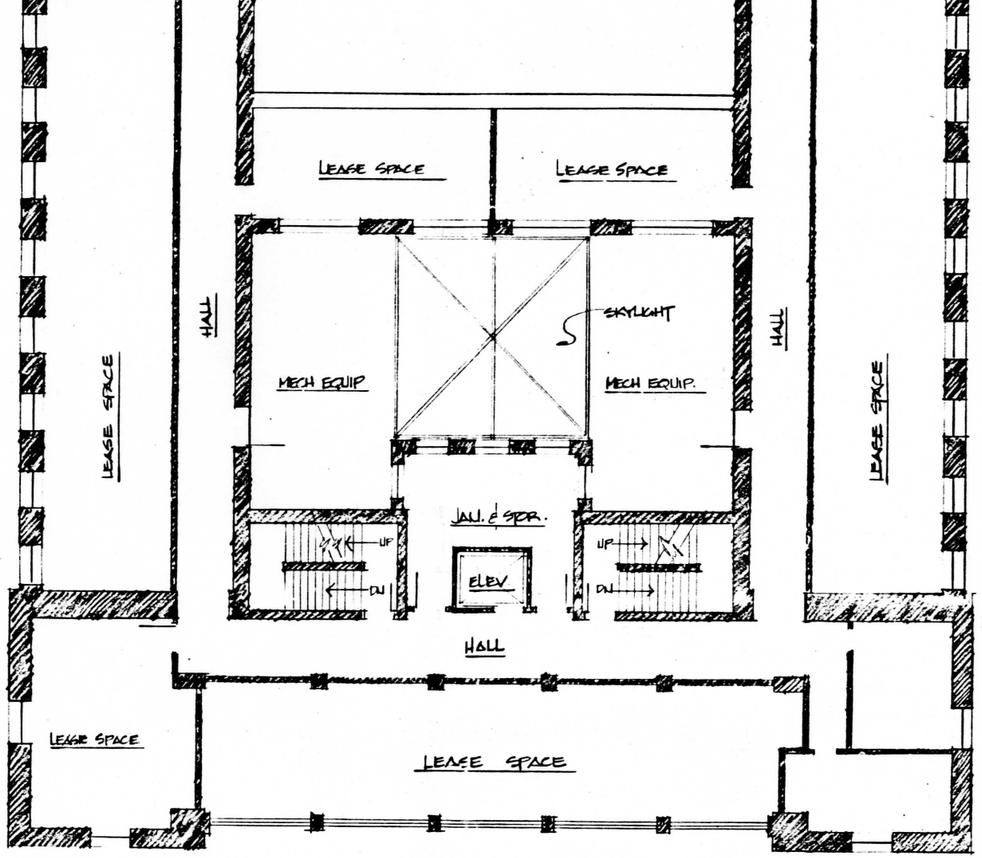
SECTION B
1/8"=1'-0

NORTH

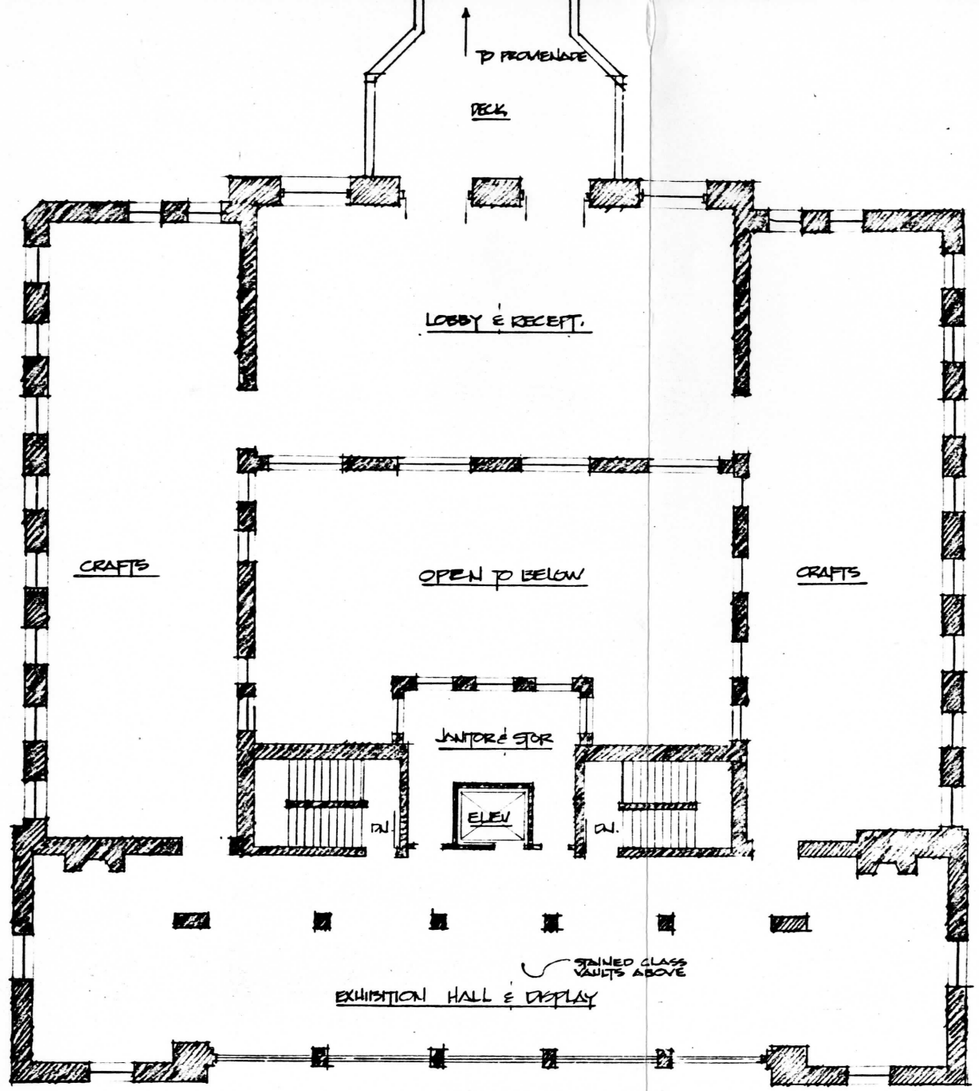
NATIONAL PARK SERVICE BUILDING

1/8"=1'-0

PROJ 73-098	128 / 26,000
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PROPOSED REVISIONS TO SECOND FLOOR
SCALE 1/8" = 1'-0"

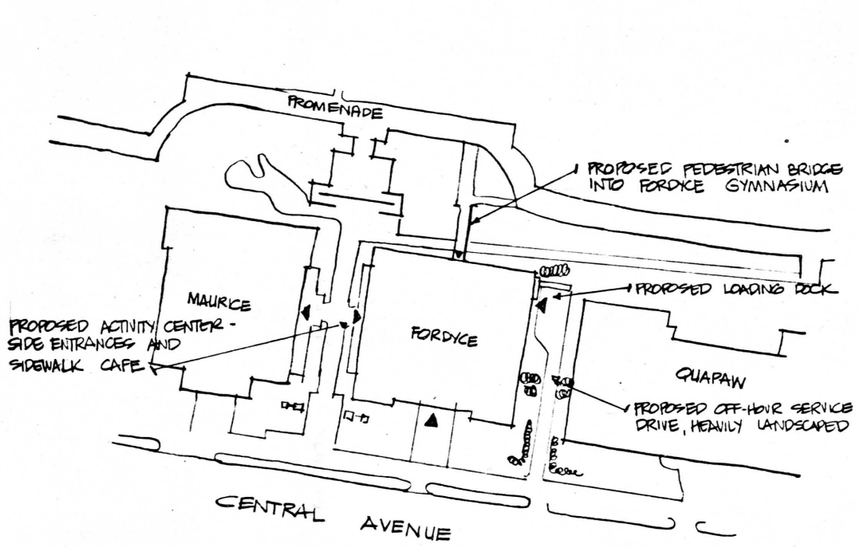


PROPOSED REVISIONS TO THIRD FLOOR
SCALE 1/8" = 1'-0"
0 5' 10' 15' 20'

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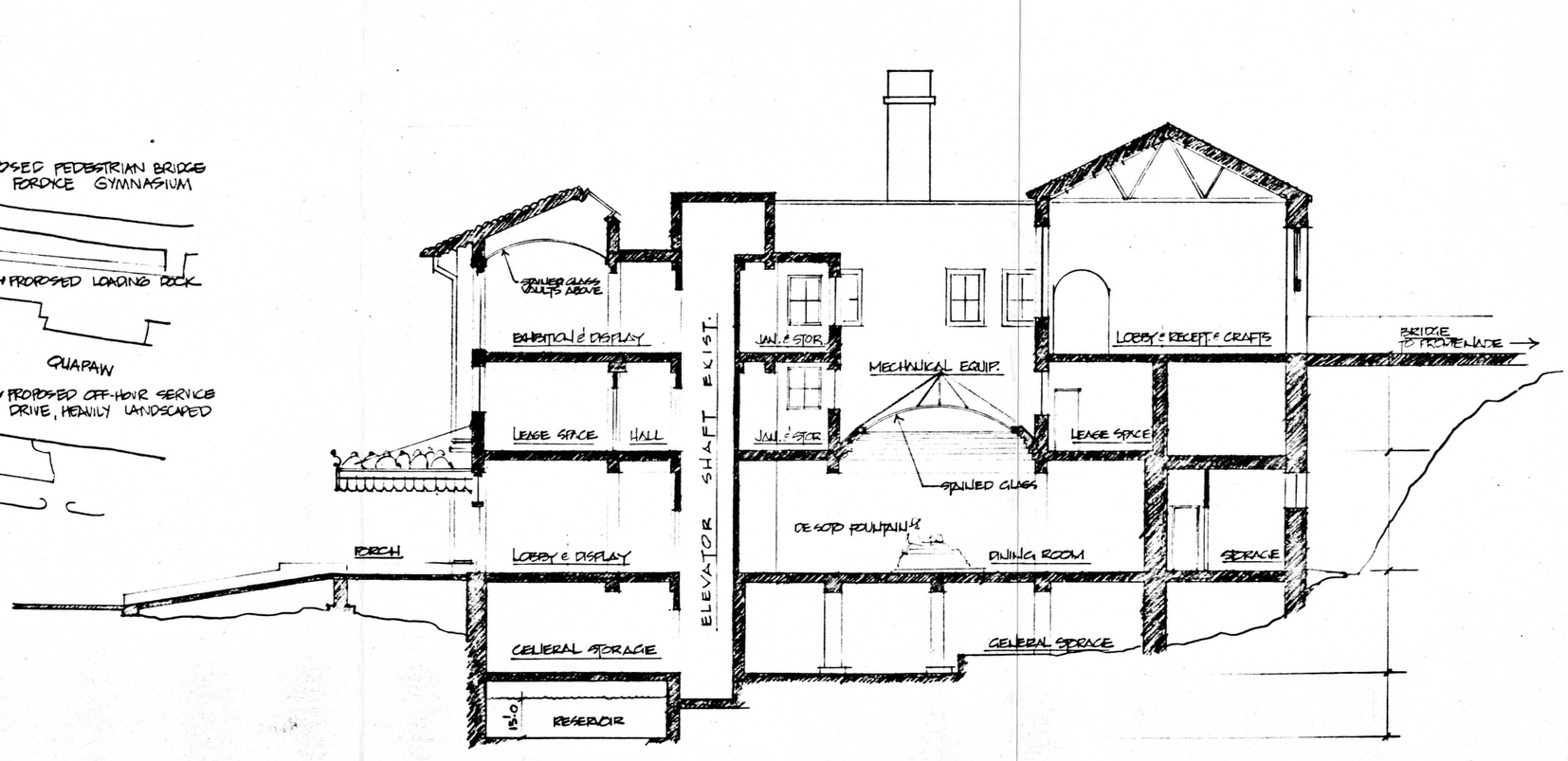
PORDYCE BATHHOUSE
HOT SPRINGS NATIONAL PARK, ARKANSAS

DATE 20 NOV '73
PROJ. NO. 73.098
300 # 31
128
26,000



SITE PLAN
1"=50'-0

0' 20' 50' 100'



CROSS SECTION
SCALE 1/8" = 1'-0"

CROMWELL NEYLAND ARCHAMBEAU MULDROW & ASSOCIATES
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FORDYCE BATH HOUSE
HOT SPRINGS NATIONAL PARK, ARKANSAS

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