

PROJECT: Rehabilitate Historic Bathhouses for Adaptive Use

LOCATION: Hot Springs National Park, Hot Springs Arkansas

SIZE: Approximately 105,000 sf among six buildings

DATE: 2003-present

ROLE: Project Manager for Historic Structure Reports, pre-design through construction for tenant ready rehabilitation phases (Phases C and D).

DESCRIPTION: The project entails rehabilitation of six historic bathhouse structures originally constructed by concessioners under Federal government contracts in the late 19th through early 20th century. Hot Springs National Park manages and protects eight historic bathhouses. Constituting North America's greatest collection of these unique structures, the buildings of Bathhouse Row offer an intriguing view of eclectic architecture and decorative flourishes. In their day, these facilities were among the most luxurious in the world. With the sole exception of the Buckstaff bathhouse, all the bathhouses fell into decline and closed bathing operations over a period from the early 1960s through 1984. In 1986 the Secretary of Interior designated the Bathhouse Row National Historic Landmark District.

In the mid 1980s the National Park Service rehabilitated the Fordyce Bathhouse to become the Park's Visitor Center while the other six bathhouses awaited their fate. NPS sought to secure long-term leases with the private sector to adaptively use and preserve these National Historic Landmark buildings. In 2002, the federal government recognized the economic reality that to preserve these landmark buildings they would need to address the costs for shell and core rehabilitation (tenant ready rehabilitation). This action would attract new investors to provide tenant finish and maintenance of the buildings to support new adaptive uses ranging from offices to art galleries.

The National Park Service is nearing completion of a 4 phase, \$17 million stabilization/rehabilitation program for the six bathhouses. Phase A provided basic stabilization focusing on basic HVAC, structural and reroofing needs. Phase B abated hazardous materials and rehabilitation of windows. Phases C & D are addressing tenant ready level items such as new restrooms, elevators, rehabilitation of finishes in primary historic spaces, upgrades to electrical and HVAC systems, and installation of fire protection systems.



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Maurice Bathhouse:
Tenant ready rehabilitation work now underway and will be completed in late 2007.

Hale Bathhouse:
Tenant ready rehabilitation work now underway and will be completed in February 2007.

Superior Bathhouse:
Tenant ready rehabilitation work now underway and will be completed in summer 2007.

Buckstaff Bathhouse:
Not in project-This bathhouse still operates as a traditional bathing facility. This operation continues to function under concession contract dating to 1912.



Fordyce Bathhouse;
Not in project. Rehabilitated in mid 1980s as park visitor center.

Quapaw Bathhouse:
Stabilization work completed in 2005.
Lease negotiations underway.

Ozark bathhouse:
Tenant ready rehabilitation completed in 2006.
Lease negotiations currently under way.

Lamar Bathhouse:
Full rehabilitation will be completed in early 2007.

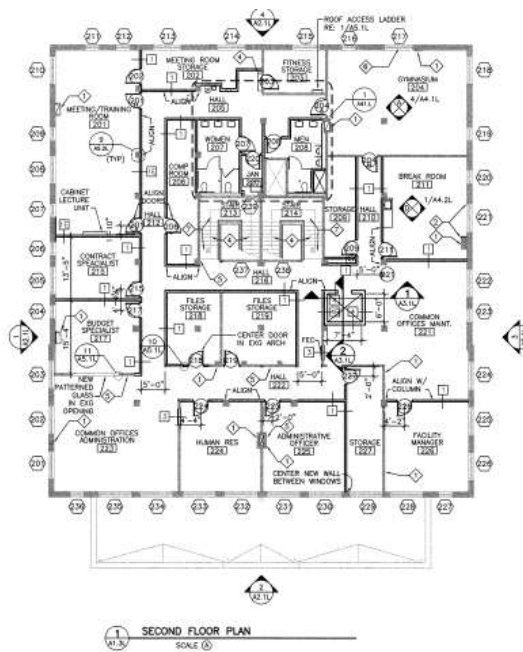
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Lamar Bathhouse

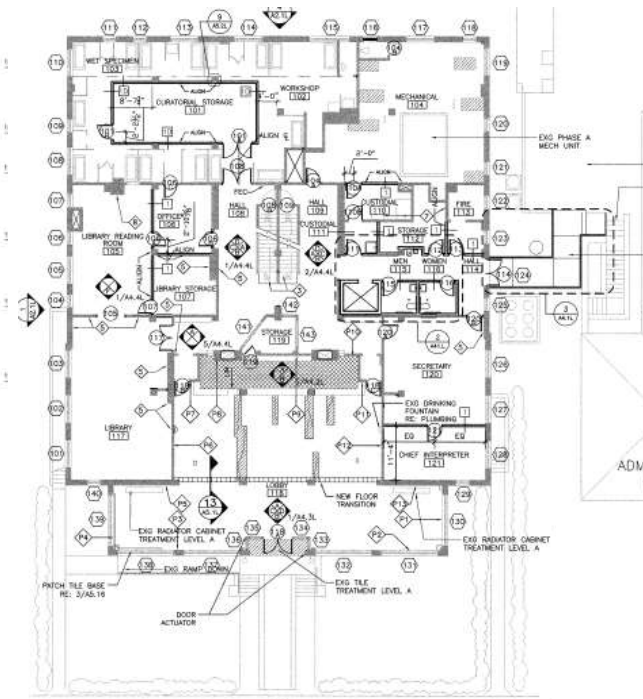
The Lamar Bathhouse was completed in 1923 in a transitional style often used in clean-lined commercial buildings of the time. The building is a two-story reinforced concrete structure finished with stucco on the exterior. A one-story enclosed sun porch spans nearly the entire length of the front elevation. The two-story portion is rectangular in plan. As was typical among all the bathhouses, separate facilities for each gender including cool rooms, pack rooms and bath halls were provided. The men's facilities were at the north and the women's facilities were along the south. Centered in the building is the stair core that receives natural light from a skylight above. The second floor contained massage rooms, a writing room, dressing rooms, and a gymnasium. The building's bathhouse operations ended in November 1985. The National Park Service is implementing a design to adapt this building to serve as park offices. Rehabilitation will be completed in early 2007.



Lamar Bathhouse ca 1933.



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



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

Lamar Bathhouse November 2005.

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Ozark Bathhouse

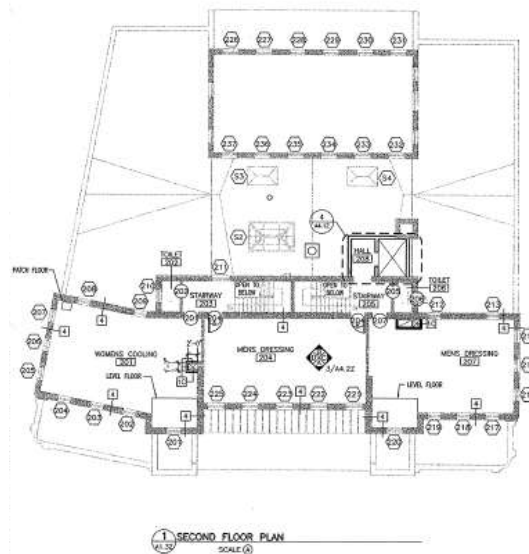
The Ozark Bathhouse was completed in 1922 and designed by George Mann and Eugene John Stern of Little Rock, Arkansas. The Spanish Colonial Revival building is constructed of brick and concrete masonry finished with stucco. The building is trapezoidal in plan, although the front elevation is symmetrical. The two-story building contains 37 rooms and approximately 14,000 square feet. Flanking the main entrance at the west elevation are twin towers with three-tier set-backs. The main entrance is through a sun porch set between two pavilions that form the visual bases of the towers above them. The windows of the pavilions have decorative cartouches above them and a series of rectangular set-backs. The sloped roofs over the porch, a portion of the second story and the hipped roofs of the towers are covered with red clay tile. The tower roofs are topped with finials. The remainder of the roof is flat and finished with built-up roofing material, with the exception of the metal-framed glass skylight over the porch. On the interior, the central lobby has a marble counter with hallways to the men's and women's facilities on either side. Ceilings are concrete and painted plaster. Interior walls are brick and hollow tile finished with plaster. The building closed for use as a bathhouse in 1977. The park preservation crew finished rehabilitation of this building in 2006. The park is currently negotiating with a local group to lease the building as an art gallery.



Ozark Bathhouse November 2005



Ozark Bathhouse post card c. 1930.



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Quapaw Bathhouse

The Quapaw was completed in 1922 and is a Spanish Colonial Revival style building of masonry and reinforced concrete finished with stucco. The most impressive exterior feature is the large central dome covered with brilliantly colored tiles and capped with a small copper cupola. The dome's mosaic is chevron-patterned with a band of rectangular and diamond patterns encircling its base. The dome rests on an octagonal base. Most of the building is a one-story structure, with the narrow second story running the length of the facade and topped with the dome. The first floor is U-shaped in plan, and the second floor is rectangular. On the front elevation a series of arched windows is interrupted by a central pavilion that forms the entrance. The arched entrance doorway is flanked by two smaller arches. Directly above the entrance is a cartouche with a carved Indian head set into the decorative double-curved parapet. The Indian motif, found in several other places in the bathhouse, was used to reinforce the promotional "Legend of the Quapaw Baths" which claimed that the Indians had discovered the magical healing powers of the cave and spring now housed in the building's basement.

The sloped roofs of the first and second floor, visible from the front elevation, are covered with red clay tiles. A single ply membrane roofing material covers the flat portions of the roof. The interior of the building contains more than 20,000 square feet. The first floor originally had bathing facilities for men and women in addition to the lobby and sun porch, and the second floor has dressing rooms and a common writing room. The partial basement contains laundry and mechanical equipment and a tufa chamber housing the Quapaw spring. In 1928, the portico across the front of the building was winterized with glass enclosures in the window openings. The building's use as a bathhouse ended in 1984 when the last concession contract ended. Currently the National Park Service is in negotiations with a local development group to lease the structure and complete tenant finish as a family style hot spring bathing operation.



Quapaw Bathhouse November 2005.



Quapaw Bathhouse c. 1930.

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Maurice Bathhouse








Construction began on the new Maurice Bathhouse in 1911 and was completed by 1912. The building was designed by George Gleim, Jr., of Chicago, Illinois. The building was remodeled in 1915, following a design by George Mann and Eugene John Stern of Little Rock, Arkansas. The building, generally square in plan, is three stories in height and contains 79 rooms and nearly 30,000 square feet (including basement). The building was designed in an eclectic combination of Renaissance Revival and Mediterranean styles. The brick and concrete load-bearing walls are finished with stucco on the exterior, and inset with decorative colored tiles. The front elevation of the building is symmetrical, with a five bay enclosed sun porch set back between the north and south end wings. Besides the symmetry, the hierarchy of fenestration found in Renaissance Revival buildings is also present: delicate arches of the porch window and door openings on the first floor, paired nine-light windows on the second story, and enormous rectangular openings on the third floor, further illuminated by the skylight above. The predominantly flat roof is finished with single ply membrane recently install under phase A. The parapets and some other sections of roof visible from ground level are covered with green tile. A very large skylight over the third floor Roycroft Den can be seen from the street. The den was added during the 1915 remodeling, at the same time that the sun porch was constructed, the roofline changed, and the interior renovated.

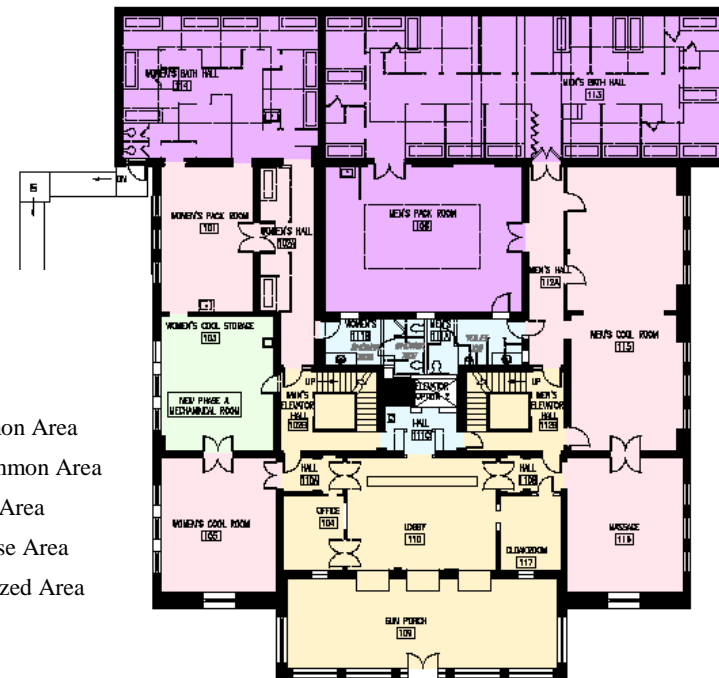
The skylights are metal frames with wire glass. On the interior the concrete beams of the beam and slab floor construction are exposed, but have been finished with plaster similar to the interior walls. The first floor contains the sun porch/entrance, lobby, stairs and elevators, men's facilities to the south, and women's facilities to the north. The second floor contains men's and women's dressing rooms, a billiard room with a mural, and various staff rooms.

The building's rehabilitation is underway with completion expected in late 2007.

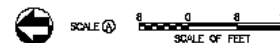


Detail of exterior tile feature.

-  Existing Wall
-  New Wall
-  Demolition
-  Primary Historic Common Area
-  Secondary Historic Common Area
-  Primary Historic Lease Area
-  Secondary Historic Lease Area
-  Tertiary Historic Stabilized Area



MAURICE FIRST FLOOR PLAN
SCALE



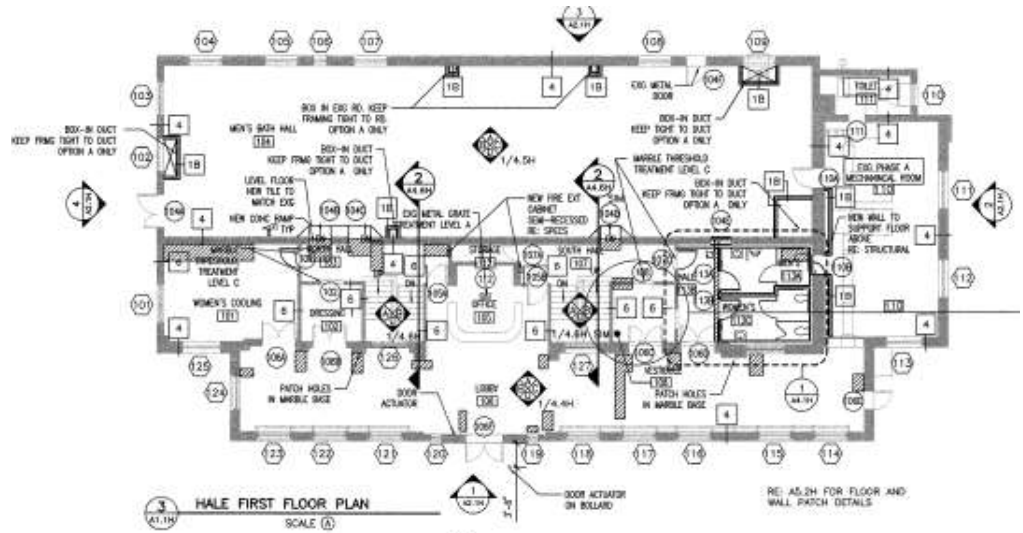
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Hale Bathhouse

The Hale was constructed in 1892-93, replacing an earlier Hale bathhouse. The building is primarily a brick and concrete structure, reinforced with iron and steel. The building underwent extensive renovations in 1919 designed by George Mann and Eugene Stern of Little Rock, Arkansas and again in the late 1930s designed by Thompson, Sanders, and Ginocchio of Little Rock, Arkansas. The latter renovation changed the facade from neo-Classical revival to Mission Style in 1939-40. The building is generally rectangular in plan, and is two and one half stories in height. The exact design of the 1892 bathhouse is unknown. By 1919, the neo-Classical building had a hierarchy of fenestration typical of that style: rectangular windows on the ground floor with arched windows on the second floor. The hip roof was covered with red tile. The classical segmental arch over the main entrance became a simpler Spanish bell gable. The brick was covered with stucco, and wrought iron grilles were placed over the two windows flanking the entrance. The first floor contains the sun porch, lobby, office, and the men's dressing room, pack room, cool room, and bathing hall with skylight. The women's side contains similar facilities, but smaller in scale. The second floor, reached by stairs flanking either side of the lobby, has additional dressing spaces, cooling rooms, and massage rooms. An engineering feature in the basement is the use of brick vaulting as the form into which concrete was poured for the floor above. The building ceased operation as a bathhouse in 1978. Rehabilitation will be completed in early 2007.



Southwest view of the Hale Bathhouse.



Exterior sign detail.

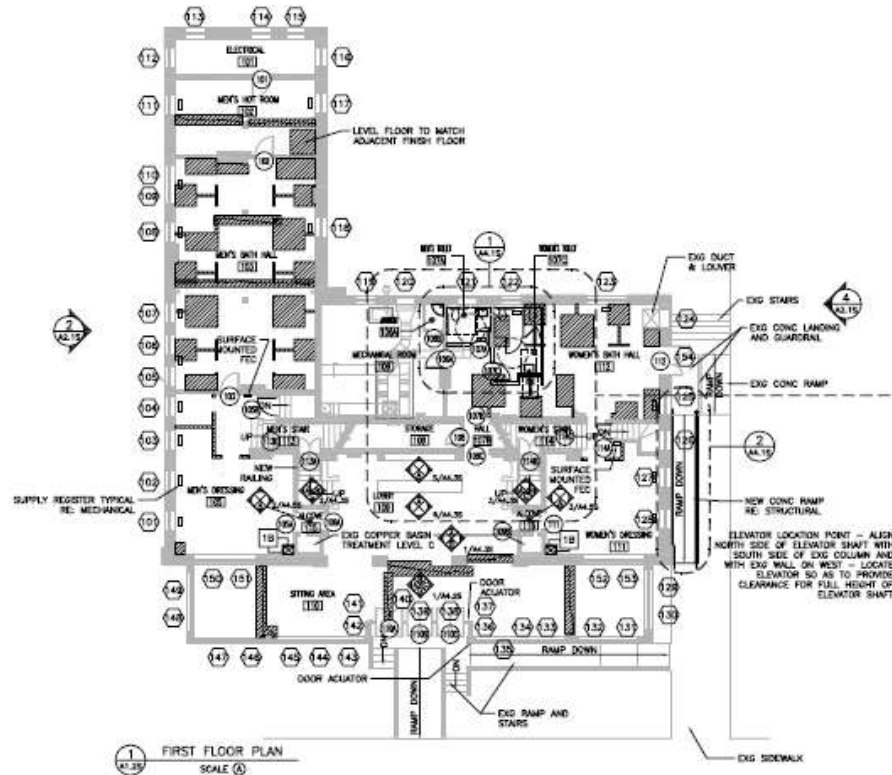
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Superior Bathhouse

The northernmost bathhouse on the row is the Superior, completed in 1916 and designed by architect Harry C. Schwabke of Hot Springs, Arkansas. The building's design presents an eclectic commercial style of classical revival origin. The building has two stories and a basement in an L-shaped plan. Construction materials consisted of brick masonry and reinforced concrete. It contains 23 rooms and more than 10,000 square feet. Principal exterior architectural details are on the front elevation. The three bays are separated by brick pilasters with patterned insets and are decorated with concrete painted in imitation of ornamental tile. Green tile medallions are centered over the pilasters in the friezes below the first and second story cornices. The one-story sun porch at the front elevation projects out from the main mass of the two-story building. The first floor contains the sun porch, the lobby flanked by the stairs, and the former bathing facilities. The men's bath hall, dressing rooms and pack room were on the north end of the building. The women's smaller facilities were on the south side of the building. The second floor had additional dressing rooms, a lounge, and massage rooms. The double hung wood frame windows have twelve lights over one light. The Superior closed in 1983. Shell and core rehabilitation will be completed in the summer of 2007.



West view of the Superior Bathhouse.



Tile medallion detail.