

ATTACHMENT A: DESCRIPTION OF THE HISTORIC BUILDINGS AND ENVIRONS

General

One bathhouse is available for lease on Bathhouse Row and is located within Hot Springs National Park on Central Avenue in downtown Hot Springs, Arkansas. The City of Hot Springs, with a population of approximately 39,000, is located approximately 52 miles southwest of Little Rock. The historic building available for lease is listed in the National Register of Historic Places (entered on November 13, 1974).

The boundary of the Bathhouse Row Historic District extends from the city curb at the northeast corner of Central and Reserve Avenues north along the curb to approximately 50 feet north of the Superior Bathhouse, then turns at a 90° angle and extends to approximately 25 feet east of the Grand Promenade, then follows in a generally southerly direction along a line 25 feet east of the irregular eastern edge of the Grand Promenade to the city curb at Reserve Avenue, then turns approximately west along the curb to the corner of Reserve and Central Avenues. In addition, that portion of the Grand Promenade that extends north from the area covered in the above description to the sidewalk along the southeast side of Fountain Street is included in the Historic District. The District includes approximately six acres.

Across Central Avenue and running parallel to Bathhouse Row Historic District is the City of Hot Springs Central Avenue Historic District, entered in the National Register of Historic Places on June 25, 1985. The store fronts consist of novelty shops, restaurants and entertainment type activities.

Current Building Condition and Stabilization/Rehabilitation Work

The NPS has spent a substantial amount of federal funding in the bathhouse to make it

suitable for re-adaptive use. Some of the stabilization measures include:

- Asbestos and lead-based paint have been removed.
- Structural problems and deficiencies have been repaired and/or corrected.
- Basic HVAC units installed for climate control temperature on first floors.
- Basic electrical service and water lines, including thermal water service have been installed.
- Natural gas lines have been installed for HVAC boilers.
- Demolition work on all unusable architectural, structural, mechanical, and electrical elements has been completed.
- Accessible ramps to all structures have been installed.
- Elevators installed.
- Fire sprinkler systems installed.

Historic Spaces

The Bathhouse Row Adaptive Use Program Technical Report for the Maurice Bathhouse identifies several areas as being Distinguishing Historic Interior space. These primary historic areas include the Lobby, Sun Porch, North and South Elevator and Stair, first floor Men's Bath Hall, third floor Roycroft Den, and the basement Pool. Additional primary historic areas, which were identified by further research and field investigation, are the first floor Men's pack Room, Women's Bath hall, Office and Cloakroom off the Lobby, second floor Billiard Room, and the third floor Maurice Office off the Roycroft Den. Primary Historic areas will be rehabilitated. Historic finishes and fixtures will be restored or replaced if adequate documentation exists. Historic moldings, walls and ceilings will be finished to match the remaining historic fabric. Missing historic finishes in these areas will be reconstructed if enough information is available or can be inferred.