

## **ATTACHMENT A: DESCRIPTION OF THE HISTORIC BUILDINGS AND ENVIRONS**

### **General**

Two bathhouses are available for lease on Bathhouse Row and are 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 buildings available for lease are 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 Conditions and Stabilization/Rehabilitation Work**

The NPS has spent a substantial amount of federal funding in the bathhouses to make them

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 Historic Structures Report for the Maurice and Hale Bathhouses identifies several areas as being Distinguishing Historic Interior space.

The Maurice space designated as being of primary importance will be rehabilitated to retain as much historic material as possible that still remains from the period of significance. Primary historic interior spaces include the lobby, first floor Women's Bath Hall, men's Pack Room, men's Bath Hall; second floor Billiard Room; and the third floor Roycroft Room. Any restoration will also be based upon materials that existed during the period of significance.

The Hale space designated as being of primary importance will be rehabilitated to retain as much historic material as possible that still remains from the period of significance. Primary historic interior spaces in the Hale include the lobby, sun porch, spring viewing space in the basement,

and stairs. Any restoration will also be based upon materials that existed during the period of significance.