Bathhouse Row Adaptive Use Program 7

The Ozark Bathhouse: Technical Report

hot springs national park

BATHHOUSE ROW ADAPTIVE USE PROGRAM

THE OZARK BATHHOUSE: TECHNICAL REPORT 7

HOT SPRINGS NATIONAL PARK
Garland County, Arkansas

June 1985

U.S. Department of the Interior / National Park Service

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INTRODUCTION

The National Park Service is proposing to offer vacant bathhouses within the Bathhouse Row historic district at Hot Springs National Park for adaptive use. The leasing of historic properties was authorized by Congress in 1980 by amending Section 111 of the National Historic Preservation Act. The National Park Service has established procedures for the program in "Leases and Exchanges of Historic Property" (36 CFR 18) the "Historic Property Leasing Guideline" (NPS-38). Proposed uses that would provide accommodations, facilities, or services to a substantial number of park visitors would be accomplished through concession contracts under the authorities of the Concessions Policy Act of 1965.

The purpose of the adaptive use program at Hot Springs is to preserve the historic bathhouses through compatible use and maintenance of the buildings by private businesses or individuals. The National Park Service also intends that such use will help restore the traditional levels of visitor activity along Bathhouse Row to maintain the historic scene and to contribute to the revitalization of downtown Hot Springs. Additional information on the park, Bathhouse Row, and National Park Service management proposals for the area is contained in the draft General Management Plan/Development Concept Plan which is available at the address below.

This report is number seven in a series of seven technical reports (listed below) prepared by the NPS Denver Service Center to provide technical information for use in the development of proposals by prospective lessees or concessioners and in the evaluation of proposals by the National Park Service. The reports describe the Bathhouse Row landscape and structures and provide detailed information on historical development, significance, and present conditions of the landscape and each vacant bathhouse.

Bathhouse Row Adaptive Use Program
Technical Report Series

The Bathhouse Row Landscape: Technical Report 1

The Superior Bathhouse: Technical Report 2

The Hale Bathhouse: Technical Report 3

The Maurice Bathhouse: Technical Report 4

The Fordyce Bathhouse: Technical Report 5

The Quapaw Bathhouse: Technical Report 6

The Ozark Bathhouse: Technical Report 7

For additional information on the Bathhouse Row Adaptive Use Program, please contact the following individuals:

Historic Property Leasing Coordinator
Southwest Regional Office
P.O. Box 728
Santa Fe, New Mexico 87501
(505) 988-6385

Superintendent
Hot Springs National Park
P.O. Box 1860
Hot Springs, Arkansas 71901-1860
(501) 624-3383

DESCRIPTION

The Ozark Bathhouse contains 14,000 square feet of space in its two above-ground stories and basement which are divided into 37 rooms. Designed in the Spanish Revival style by architects Mann and Stern of Little Rock between 1918 and 1921, the lower story of the front facade has a sunporch set between two low towers with flanking extensions at either end of the building (see figures 1 and 2). The lower half of the sunporch roof is covered with clay tiles and the upper half is a large skylight. The sunporch was originally open to the front, but was later enclosed by the addition of French doors, wide French casement windows, and colored-tile spandrils beneath the windows which replaced sections of open railing in the surrounding parapet.

The low towers at either end of the sunporch are distinguished by windows set inside three receding planes, suggestive of the coming Art Deco movement, with a cartouche above. The extensions on the ends each have two large casement windows set in a receding plane with ornate cast-concrete flower boxes below. A second set of two-story towers rises above and behind the smaller first-story towers. These taller towers are treated at the second-floor level with windows which also have the "Art Deco" frames and small receding panels above. The towers are finished at the third-story level with flat pilasters flanking open arches on all sides and topped with clay-tile roofs and finials. The rest of the roof is flat over the first and second floors with built-up roofing, surrounding parapets, and several skylights.

Inside, the sunporch has a quarry-tile floor and three sets of double, wood-and-glass doors which open into the lobby (figures 3 and 5). The first floor is divided unequally between men's and women's bathing facilities. Directly behind the lobby and in the center of the building are short hallways, the stair core, the women's dressing room, and the men's bath hall with two rows of clerestory windows. The remainder of the men's facilities include a pack room, cooling room, dressing room, and massage room located along the south side of the building. The north side of the building consists of the women's area--a cooling and dressing room, and massage room.

The second floor of the Ozark is only about one-fourth as large as the first (figure 4). On the north side is a women's dressing area and toilet. There is a similar arrangement for the men on the south side with an additional men's dressing area in the center of the building.

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

The Ozark construction is load-bearing, stuccoed-masonry exterior walls; load-bearing, plastered-masonry (brick and hollow tile) interior walls with a few concrete columns; and concrete pans and flat slabs. A portion of the basement walls is rock rubble that predates the 1921-22 construction.

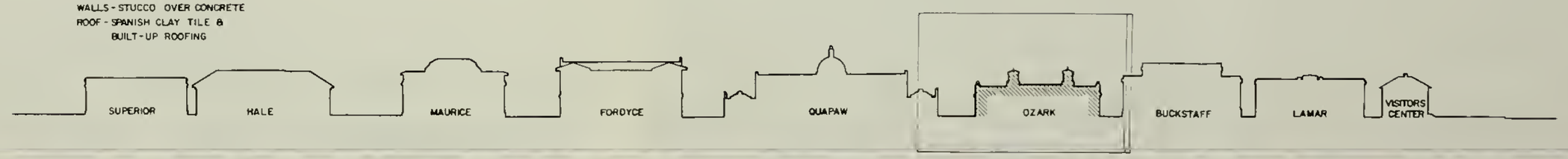
Figure 1: Ozark Bathhouse, 1984 (Source: Historic American Building Survey)

WEST ELEVATION

Figure 2

MATERIALS

FOUNDATION - CONCRETE
WALLS - STUCCO OVER CONCRETE
ROOF - SPANISH CLAY TILE &
BUILT-UP ROOFING



OZARK BATH HOUSE
GARLAND COUNTY ARKANSAS

HOT SPRINGS NATIONAL PARK
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

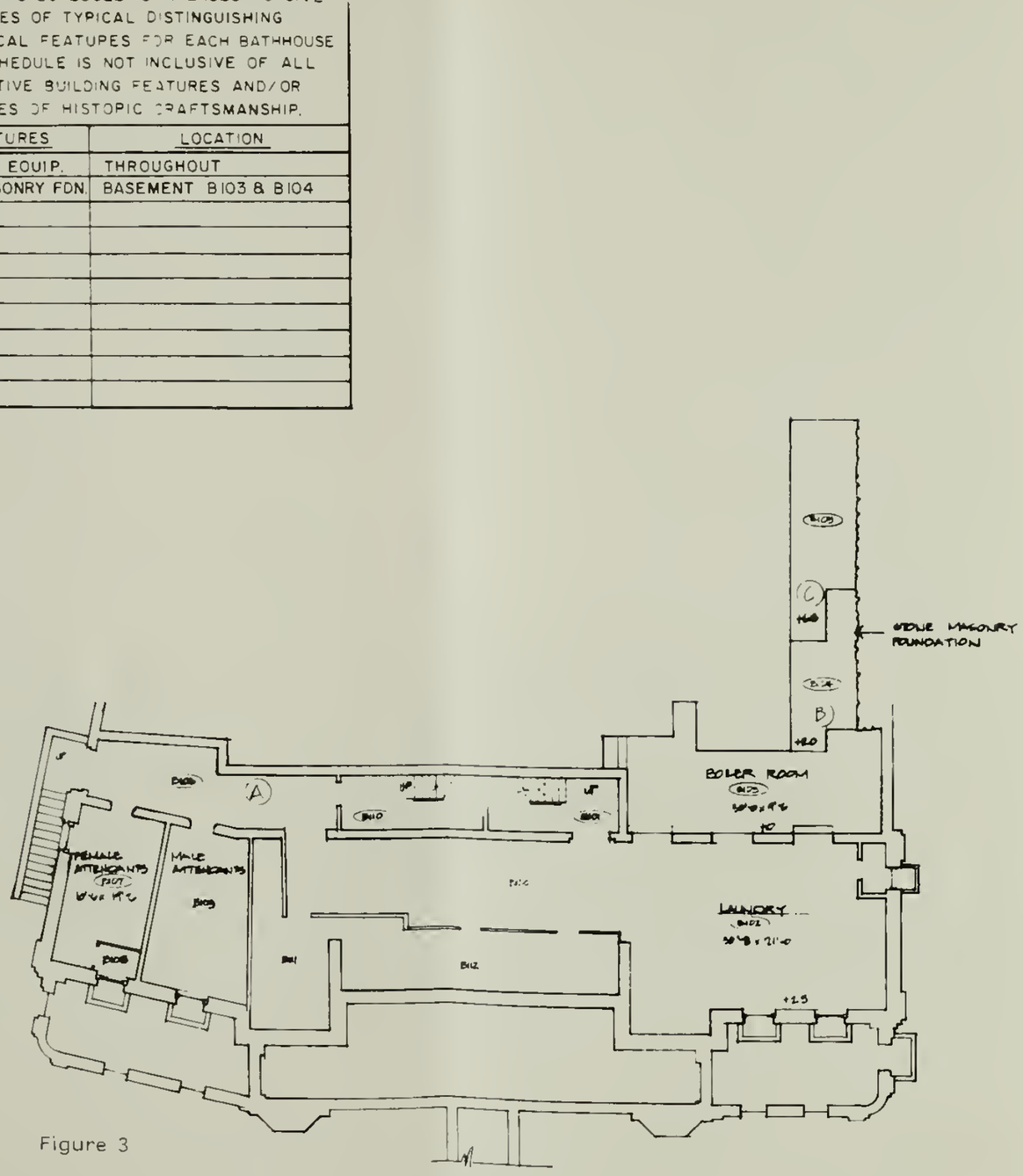
CENTRAL AVENUE
HOT SPRINGS

DRAWN BY: DAN WININSKI 1984

SURVEY NO AR-28 F

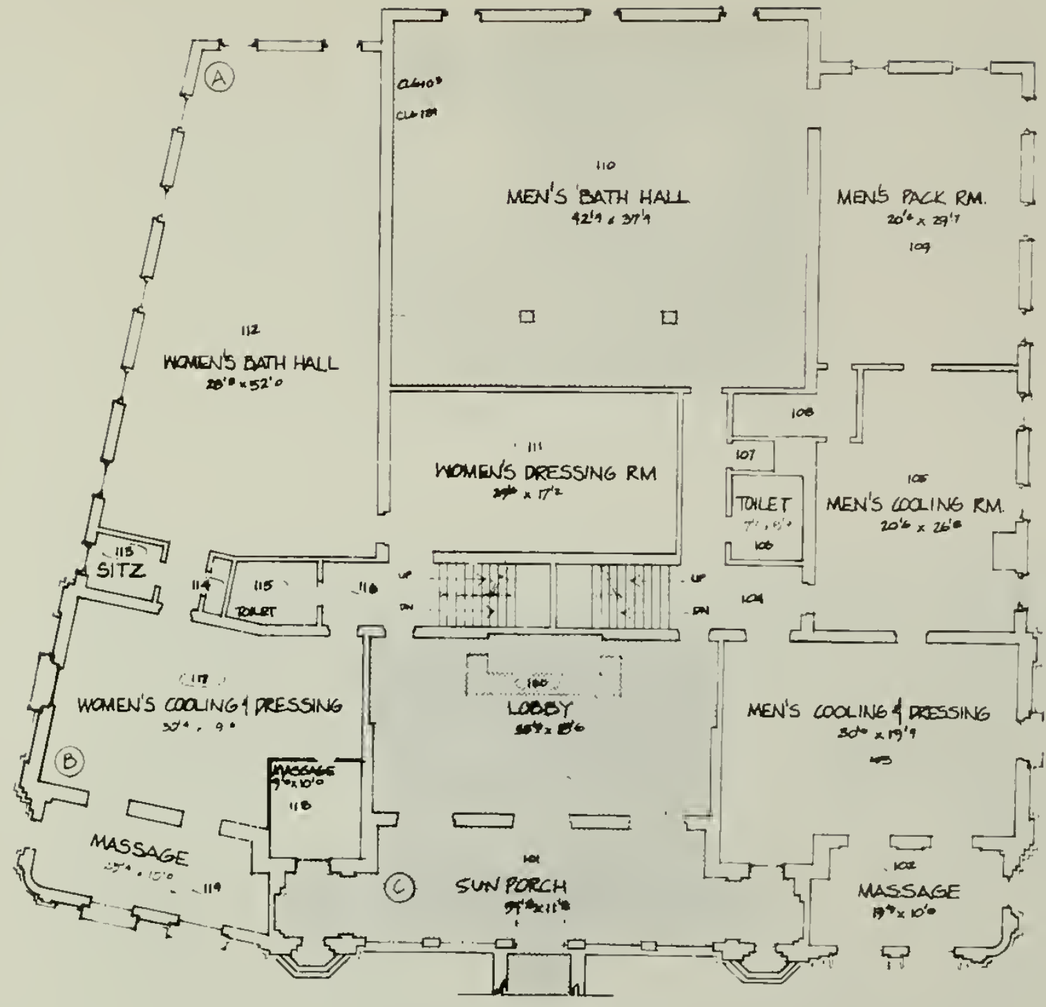
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 1 SHEETS

TYPICAL HISTORIC FEATURES	
NOTE THIS SCHEDULE IS INTENDED TO GIVE EXAMPLES OF TYPICAL DISTINGUISHING HISTORICAL FEATUPES FOR EACH BATHHOUSE THIS SCHEDULE IS NOT INCLUSIVE OF ALL DISTINCTIVE BUILDING FEATURES AND/OR EXAMPLES OF HISTOPIC CRAFTSMANSHIP.	
FEATURES	LOCATION
HISTORIC EQUIP.	THROUGHOUT
STONE MASONRY FDN.	BASEMENT B103 & B104



BASEMENT PLAN
3,142.7 SQ. FT.

Figure 3



FIRST FLOOR PLAN
14,774.0 SQ. FT.

INDICATES DISTINGUISHING HISTORIC INTERIOR SPACE.

8 0 8 16
SCALE OF FEET

DESIGNED EXISTING	SUB SHEET NO	TITLE OF SHEET	DRAWING NO 128 40,016
DRAWN SE/SW TEAM		OZARK BATHHOUSE FLOOR PLANS TECHNICAL REPORT #7	PKG NO 172
TECH REVIEW THORSON			SHEET 13 OF 14
DATE 5/85			

BASIC DATA 128/26,000

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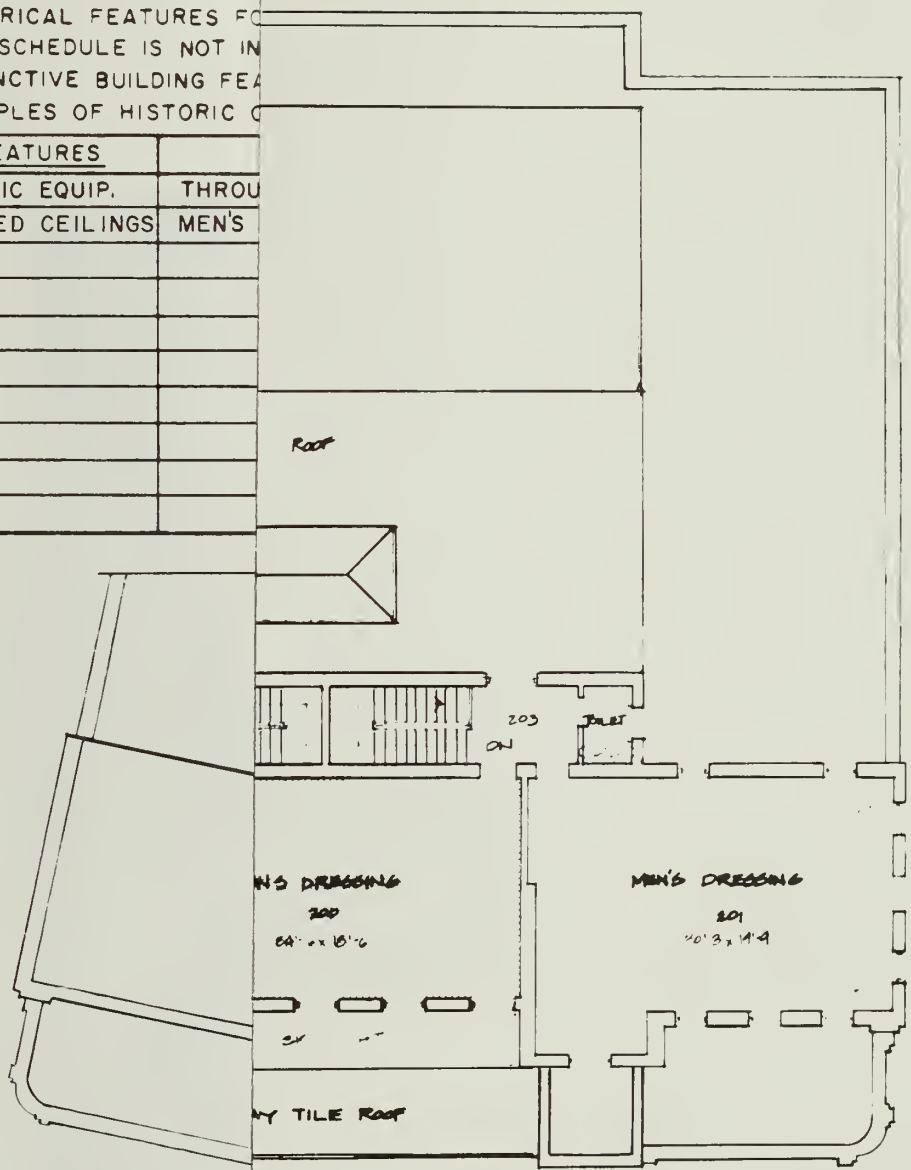
NOTE. THIS SCHEDULE IS EXAMPLES OF TYPICAL D HISTORICAL FEATURES FO THIS SCHEDULE IS NOT IN DISTINCTIVE BUILDING FEA EXAMPLES OF HISTORIC C

FEATURES	
HISTORIC EQUIP.	THROU
VAULTED CEILINGS	MEN'S



D FLOOR PLAN

2,375.3 SQ. FT.

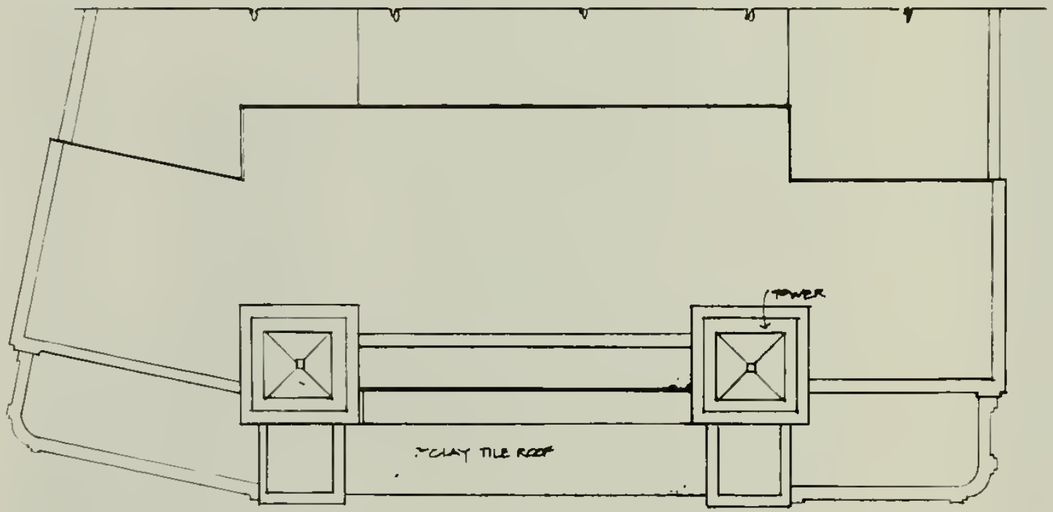
Figure 4

INDICATES DISTINGUISHING HISTORIC INTERIOR SPACE.

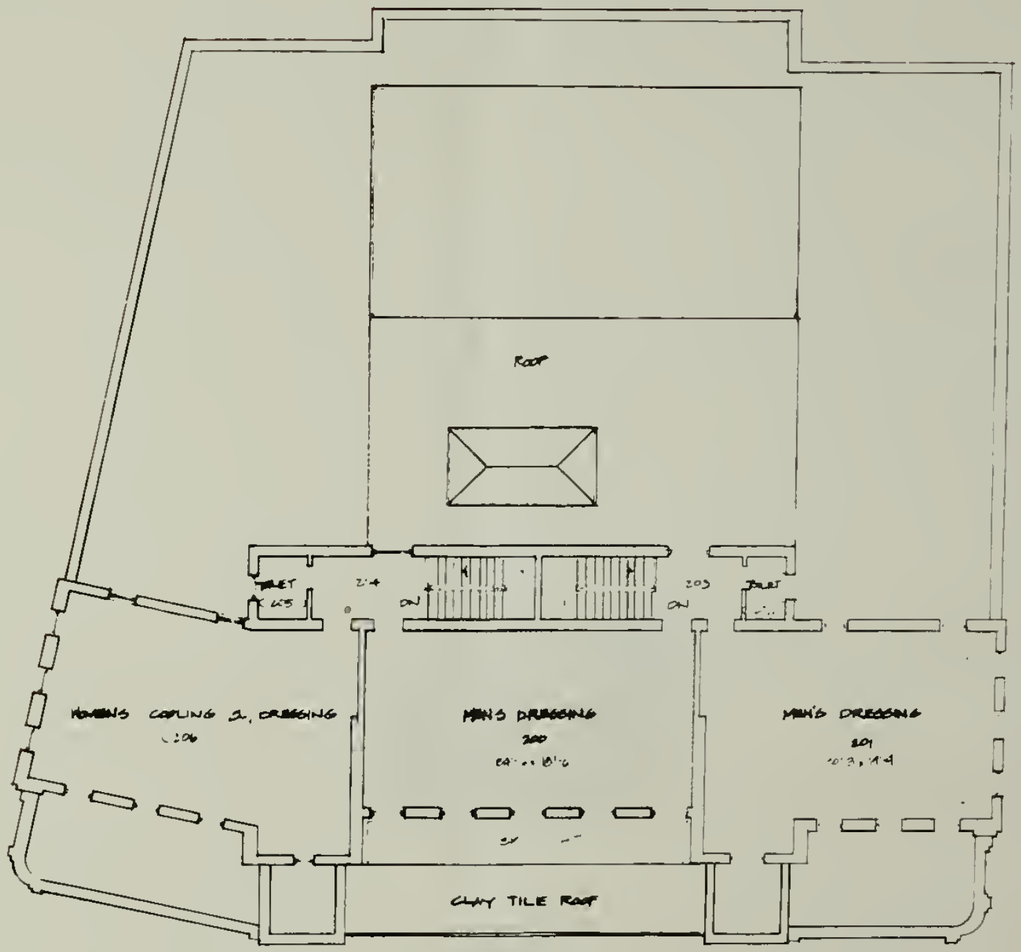
DESIGNED EXISTING DRAWN SE/SW TEAM TECH REVIEW THORSON DATE 5/85	SUB SHEET NO	TITLE OF SHEET OZARK BATHHOUSE FLOOR PLANS TECHNICAL REPORT #7	DRAWING NO 128 40,016 PKG NO 172 SHEET 14 OF 14	

BASIC DATA 128/26,000

TYPICAL HISTORIC FEATURES	
NOTE. THIS SCHEDULE IS INTENDED TO GIVE EXAMPLES OF TYPICAL DISTINGUISHING HISTORICAL FEATURES FOR EACH BATHHOUSE THIS SCHEDULE IS NOT INCLUSIVE OF ALL DISTINCTIVE BUILDING FEATURES AND/OR EXAMPLES OF HISTORIC CRAFTSMANSHIP	
FEATURES	LOCATION
HISTORIC EQUIP.	THROUGHOUT
VAULTED CEILINGS	MEN'S DRESSING ROOM 200



ROOF PLAN



SECOND FLOOR PLAN
2,375 3 SQ. FT.

Figure 4

INDICATES DISTINGUISHING HISTORIC INTERIOR SPACE.

8 0 8 16
SCALE OF FEET

DESIGNED EXISTING DRAWN SE/SW TEAM TECH REVIEW THORSON DATE 5/85	SUB SHEET NO	TITLE OF SHEET OZARK BATHHOUSE FLOOR PLANS TECHNICAL REPORT # 7	DRAWING NO 128 / 40,016 PKG NO 172 SHEET 14 OF 14

BASIC DATA 128/26,000

Figure 5: Ozark Sunporch, 1984 (Source: Historic American Buildings Survey)

HISTORICAL DEVELOPMENT

The first Ozark Bathhouse was built in 1880 on the site of the old Weir and George Bathhouse which had burned in 1878; the Valley Bathhouse Company owned by Maurice, Latta, and Fordyce was the original Ozark lessee (figure 6). This bathhouse may have been remodeled, perhaps more than once, before 1920 (figure 7). The old Ozark was razed in 1921 and construction on the new Ozark Bathhouse begun in the fall of that year, with completion in the late spring of 1922 at a cost of $93,390.51 (figure 9). Architects George R. Mann and Eugene John Stern of Little Rock did several sets of drawings for the Ozark before 1921; the final revised set used for construction probably reflects modifications made to coordinate the bathhouse elevations with the 1918 Mann and Stern general development plan for Bathhouse Row.

Several improvements were made to the Ozark Bathhouse in the 1920s. In 1927, using plans drafted by architect J.G. Horn, the Ozark lessees enclosed the front porch of the bathhouse, adding wide French casement windows. Colored-tile spandrels were installed beneath the new windows, replacing the open railings (figure 8). The new sun parlor relieved congestion in the small lobby and provided additional space for guests to use during the winter months. About the same time, railings were installed along the front inclined rampway. Within a year, new stuccoed-concrete cooling tanks had been built behind the Ozark, and the old Free Bathhouse tanks removed (figure 10).

No major modifications were made to the Ozark during the 1930s although a number of small redecorating and improvement projects were proposed or approved for the bathhouse.

In 1941, a shower was installed in the men's department, and massage rooms were added to the front exterior corners of the bathhouse (figure 11). Architect Irving D. McDaniel did the plans for these additions. McDaniel's plans (figures 12 and 13) also show creation of two new interior spaces--a cloakroom adjacent to the men's cooling/dressing room on the south side, and a new office for the manager in a corresponding location on the north side, adjacent to the women's facilities.

After being remodeled in the 1940s, the cooling towers were removed in 1953. Two sitz baths were installed that same year to update the bathing facilities. In 1956 new dressing areas for the masseuse and office personnel were created through interior partitioning. Some of the metal awnings added to the building exterior in the 1940s and 1950s had been removed by the mid-1970s (figures 14 and 15). No major work was done to the Ozark during the 1960s or 1970s.

In 1973, the National Park Service contracted with a private architecture and engineering firm to assess the physical condition of all the bathhouses on Bathhouse Row and to make recommendations concerning their preservation. The resulting historic structures report by Cromwell, Neyland, Truemper, Millet and Gatchell, Inc., was completed in November, 1973 (the Cromwell report), and describes the condition of each bathhouse at that time. A summary of the Cromwell report's findings for the Ozark is included in the Appendix.

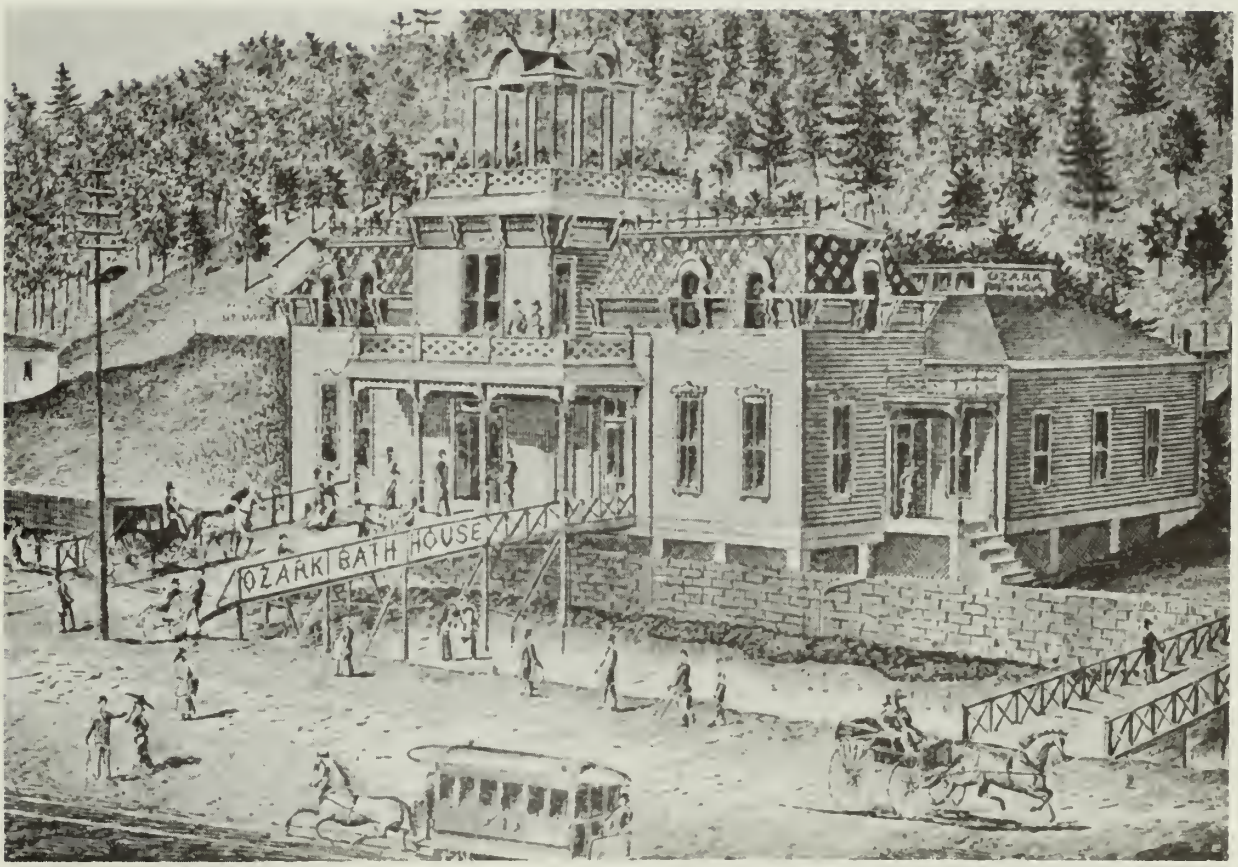


Figure 6: Ozark Bathhouse, between 1880-1883 (Source: Garland County Historical Society, The Record, V.XXII, 1981)

Figure 7: Ozark Bathhouse, circa 1906 (Source: Hot Springs National Park)

Figure 8: Ozark Bathhouse, 1928 (Source: Hot Springs National Park)

Figure 9: Ozark Bathhouse, 1922 (Source: National Archives, Natural Resources Division, RG 79)

Figure 10: Ozark and Quapaw Cooling Tanks, circa 1928 (Source: Hot Springs National Park)

Figure 11: Ozark Bathhouse, between 1940 and 1950 (Source: Hot Springs National Park)

Figure 12: Elevation of Ozark Bathhouse showing Proposed Massage Rooms, 1941 (Source: Hot Springs National Park, Drawing # 128/8019)

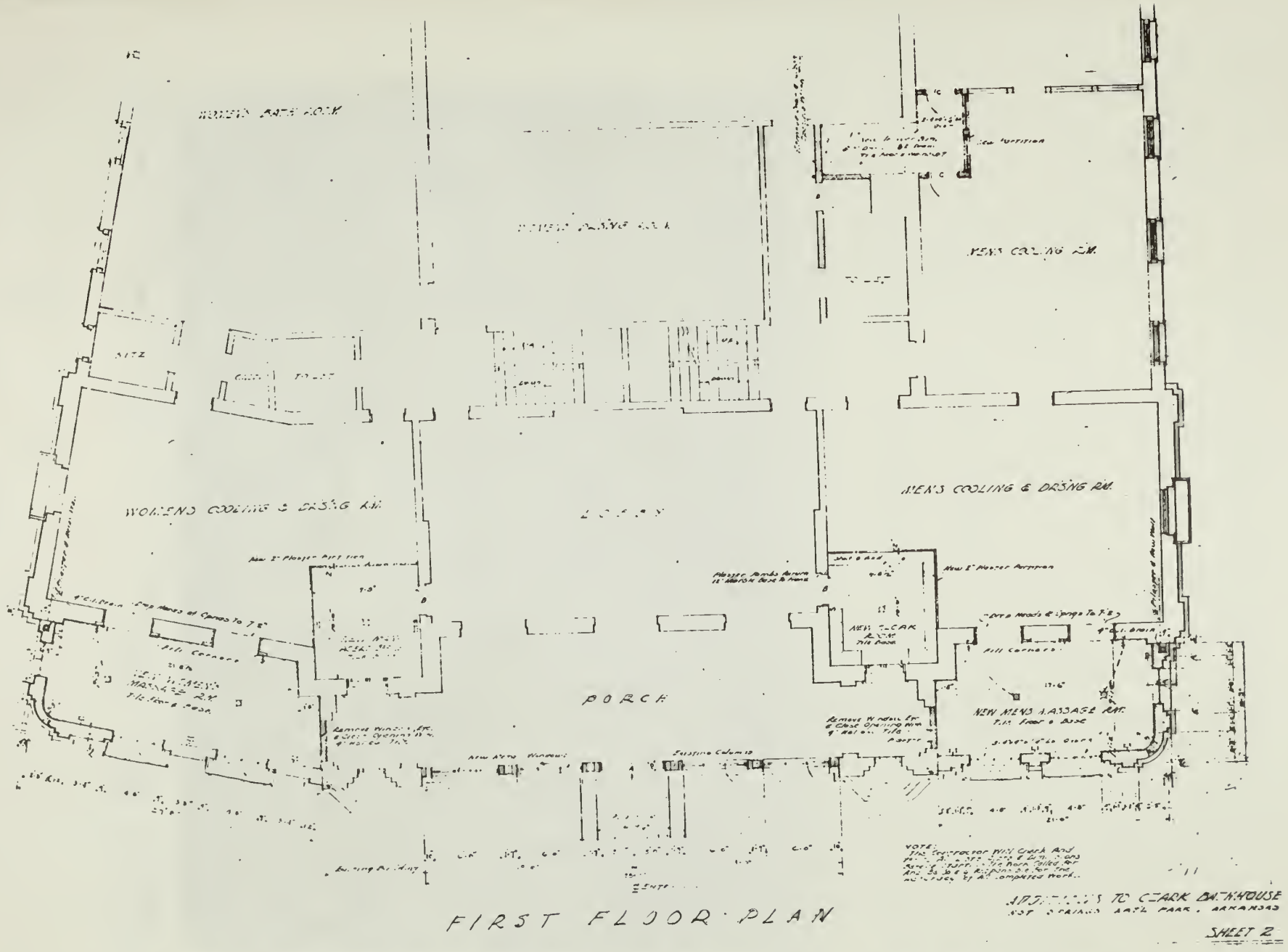


Figure 13: Ozark Bathhouse Floor Plan, 1941 (Source: Hot Springs National Park, Drawing # 128/8019)

Figure 14: Ozark Bathhouse with Metal Awnings, after 1951 (Source: Hot Springs National Park)

Figure 15: Front View of Ozark Bathhouse, 1973 (Source: Cromwell, et. al., "Historic Structures Report, Hot Springs National Park," November 1973)

TABLE 1. REMODELING AND MAINTENANCE

DATE	STATUS	DESCRIPTION OF ACTION/RESULTS	IMPACT ON STRUCTURE	FIGURE/DRAWING #
June 1922	Completed	Initial Construction		128/60106-128/60109, 128/60081 (drafts); 128/60100 (final); also unnumbered specifications and 1918 Mann and Stern plan and elevations of Bathhouse Row (Bathhouse plats are numbered 128/60023 and 128/60024)
22 June 1922	Completed	Plans changed to allow use of ramp instead entrance steps.		
10 June 1924	Recommended	Paint cooling tanks white.		
9 October 1926	Recommended	Plant evergreen shrubs about the premises.		
August 1927	Completed	Railing installed on incline.		
November 1927	Completed	Sunporch enclosed with wide French casement windows. Tile spandrells added along former open railing area.	Major change in front facade	128/60099, J.G. Horn Architect
1927-1928	Completed	Stuccoed-concrete cooling tank(s), 32'x28' in size, installed on 3' concrete base to replace old tanks belonging to the Free Bathhouse, used since 1922.		128/60041, one each for the Quapaw and Ozark
June 1932	Proposed	Install oil tank to replace gas heat.		
November 1936	Approved	Redecorate.		
February 1937	Approved	Build small storage room in open corner of basement.	Minor structural change if completed	
13 January 1938	Approved	Redecorate interior.		
14 January 1938	Approved	Roof repairs.		
29 June 1938	Completed	Redecorated exterior.		
2 October 1939	Completed	Routine repainting of exterior in same color.		
25 June 1940	Proposed	Install shower in men's bath department in a linen closet. Walls of cement, brick and/or hollow tile; finish surface with white tile or white enamel. (Contractors: J.K. LeCroy Plumbing Co. and R.T. Higgins Co.)		
2 October 1940	Completed	Install metal fireproof awnings on center front upstairs windows.		
26 June 1941	Completed	Install shower in men's department between pack room and cooling room.	Minor structural change	
November 1941	Completed	Additions of massage rooms at either end of sunporch. Adjacent interior space modified for new manager's office (center north side), and for new cloak room (center south side).	Major change in function and facade, minor structural changes	128/8019 and specs., Irven D. McDaniel Architect

DATE	STATUS	DESCRIPTION OF ACTION/RESULTS	IMPACT ON STRUCTURE	FIGURE/DRAWING #
February 1944	Recommended	Minor alterations for safety purposes.		
March 1944	Proposed	Rebuild and replace parts of cooling towers; replace baffle boards with spray system.		
May 1944	Approved	Install new gas service line.		
October 1945	Approved	Construct concrete drainage basin on north side.		
August 1947	Recommended	Move water meters to Administration Building pump room.		
July 1950	Completed	Metal awnings installed as protection to massage department.		
January 1951	Approved	Change color scheme in men's bath hall from battleship grey with bright blue trim to light grey complemented with dark green trim.		
February 1952	Approved	Install electric refrigerator, automatic washer and 45-gallon water heater in basement. City water line put into men's bath hall.		
January 1953	Approved	Change lighting and color scheme, install two additional sitz baths in place of tubs, patch plaster in men's pack room, repaint.		
April 1953	Completed	Cooling tower removed.	Major change in rear elevation	
August 1953	Approved	Install two sitz baths.		
August 1954	Approved	Install one added tub (total of 27) in women's department.		
June 1955	Approved	Excavate along rear of bathhouse to install drains, gravel, and to waterproof building.		128/25907
August 1956	Approved	Replace main electrical switch panel.		
November 1956	Approved/ Completed*	Overhaul upstairs dressing room, ladies department--new plaster, tile floor, light fixtures and electrical outlets. Add new lounge furniture. Also create new masseuse and office personnel dressing room through partioning. (Later plans show this was accomplished.)*	If completed change in room function; minor structural modification	
February 1957	Recommended	Public health service inspection. Bathhouse to correct plumbing deficiencies.		
May 1957	Completed	Lease site extended on south end.		
January 1958	Approved	Install laundry equipment. Necessitates removal of some hedge and magnolia limbs, and laying of heavier concrete pad in basement.	Minor structural modification if completed	
May 1960	Approved	New furnishings for lobby and front porch.		
December 1969	Completed	Replaced front awning and laundry equipment; shower rehabilitation.		
29 October 1977	Completed	Closed, and an on-site sale conducted to remove non-fixed property items, stainless steel tubs, lockers, and whirlpools.		
29 April 1983	Completed	Roof removed and replaced. Skylights repaired, tile inspected, copper rain gutters and downspouts installed, and lightening arrestors placed on roof.		128/80010
1986	Proposed	Repaint.		

In October 1977, the Ozark Bathhouse was closed and its moveable equipment sold. Six years later the roof was removed and replaced, the skylight repaired, and the front facade painted. The structure is to be repainted in 1986.

All of the known remodeling and maintenance actions performed on the Ozark Bathhouse between its completion in 1922 and its closing in 1977 are described in Table 1. Remodeling and Maintenance. The listing in the table is based primarily upon Superintendent's Reports and correspondence between the bathhouse and the superintendent. The list indicates whether projects were proposed (by the bathhouse lessee), approved or recommended (by the NPS); or known to have been completed. In most cases, the date used refers to the corresondence or report which described the proposal or project. Drawing numbers refer to microfilmed documents on file at the park and the Technical Information Center, Denver Service Center, National Park Service.

SIGNIFICANCE

The primary significance of the Ozark Bathhouse is related to the overall significance of the Bathhouse Row area. The entire group of structures comprises one of the few collections of historic bathhouses remaining in the United States. Together with the setting of formally landscaped grounds, Bathhouse Row provides a picturesque remainder of America's interest in hot water spas, leisure, and recreation.

The Ozark Bathhouse catered to a middle-class clientele, providing them with moderate-cost bathing as well as a measure of elegance. Bathing facilities were concentrated on the first floor, making access easier for the handicapped and elderly. The Ozark Bathhouse Company had a long record of service from the 1880s through the third quarter of the twentieth century.

Architecturally, the Ozark--formerly known as the "White House"--is a good example of the Spanish Revival style. The original structure has been altered only by addition of the massage rooms on either side of the front, and the enclosing of the porch to form a sun room. Both of these remodeling projects reflect the change and growth in the American spa industry itself, and so these structural areas should be considered as significant as older portions of the building.

Although the structure dates to 1922, parts of the foundation are evidently remnants of the earlier 1800s bathhouse. Engineering studies (Pitts 1983) noted unusual concrete reinforcing in the Ozark.

Despite the similarities among the bathhouses imposed by their architectural period, and by functional attributes such as layout, furnishings, and plumbing, each bathhouse had its own distinctive style which occasionally retained features reminiscent of its nineteenth-century Victorian predecessor. The first Ozark Bathhouse had a single, centrally located belvedere, a theme carried over to the Mann and Stern design for the present building where towers are used to articulate the pedimented entry. Plans for these towers were at first rejected by the Secretary of the Interior, but the objection was withdrawn in March 1916. When the elegant Mann and Stern elevations done for the reservation improvement project appeared shortly thereafter, the towers were featured in a prominent position. The Bathhouse Row National Register form also discussed the towers and their windows: The tower windows "suggest the coming Art Deco movement . . . the second floor of the towers . . . have the 'Art Deco' frames . . ."

Other examples of typical, distinguishing historical features and spaces are depicted on the bathhouse floor plans (figures 3 and 4).

EXISTING CONDITIONS

Two recent assessments have been made of the existing condition of the Ozark Bathhouse. The National Park Service contracted with a private engineering firm in 1983 to conduct a study of the physical condition of the five bathhouses vacant at that time. The "Investigative Study of Five Bathhouses" (June 1984) by Pitts and Associates Engineers, P.A. (the Pitts report), focused on the structural condition of the bathhouses, but also provides some information on the condition of architectural materials and a comparison with conditions reported in the 1973 Cromwell report. The structural capacities recommended in the Pitts report for the Ozark Bathhouse are depicted on figures 16 and 17. The Appendix contains excerpts from the Pitts report which describe existing conditions at the Ozark Bathhouse in three parts:

1. Inherent Structural Deficiencies - These conditions are primarily caused by poor design or construction practices. They probably occurred early in the life of the buildings and have not changed much since. The environment may be a contributing factor.

2. Environmentally Caused Conditions - These conditions are primarily caused by poor maintenance, lack of use, age and the normal wearing of the elements on the buildings. These conditions are continuing to deteriorate. Poor design or construction practices may be a contributing factor.

3. Comparison of Conditions Reported in the 1973 Historic Structures Report to the Conditions Observed in this Investigative Study of Five Bathhouses.

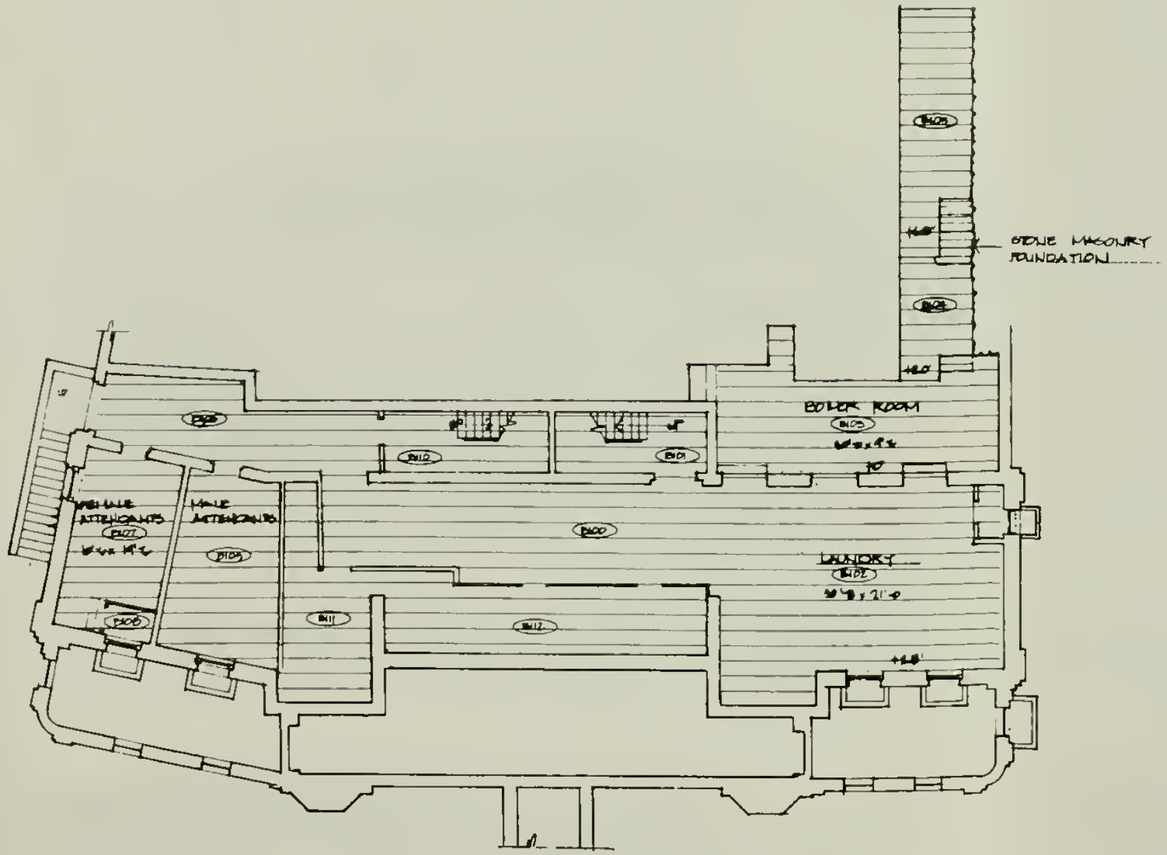
During the summer of 1984, a team of architects from the Historic American Buildings Survey (HABS) completed a documentation project for the vacant bathhouses which included elevation drawings (figure 2), photographs (figures 1 and 5), and a survey of conditions for the park's list of classified structures. The survey of the Ozark Bathhouse is summarized in Table 2. Existing Conditions.

LEGEND

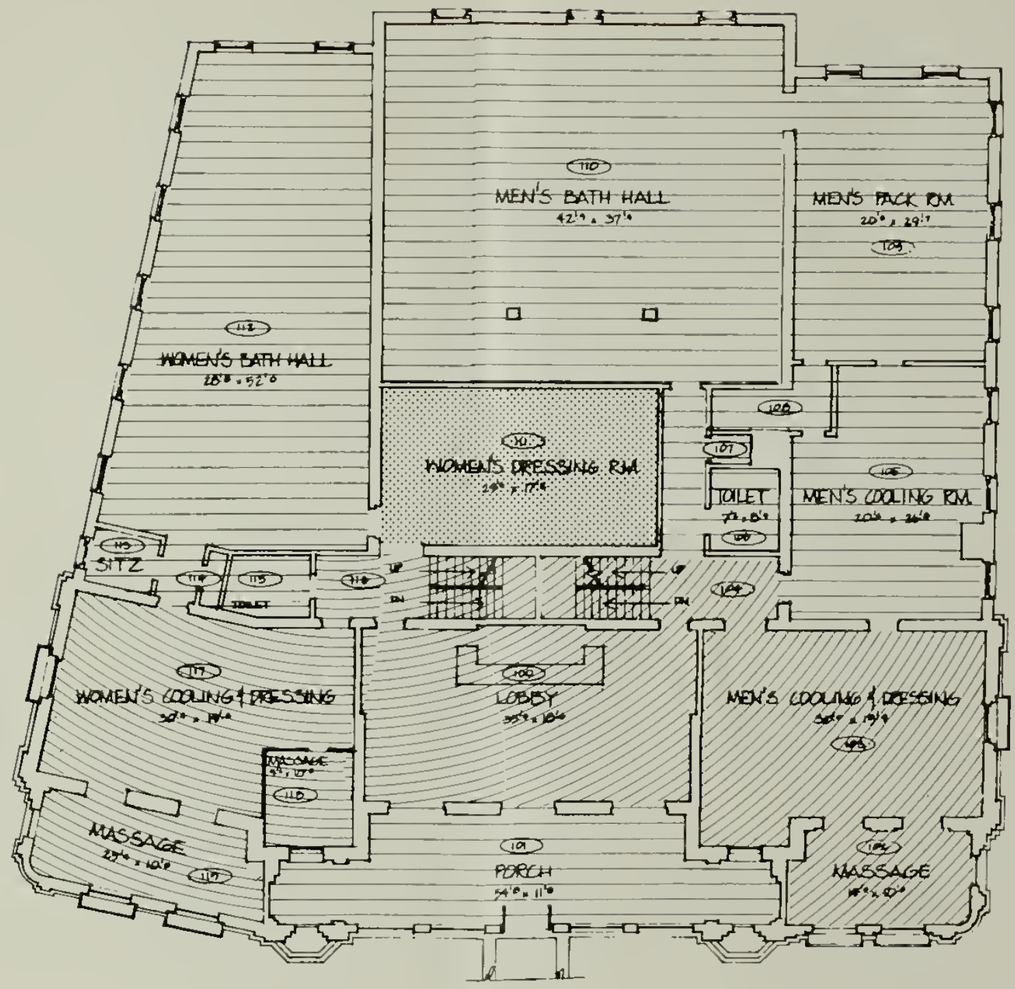
60 psf

100 psf

125 psf



1/0-1 BASEMENT PLAN



2/0-1 1st FL. STRUCTURAL PLAN

Figure 16

RECOMMENDED STRUCTURAL CAPACITIES

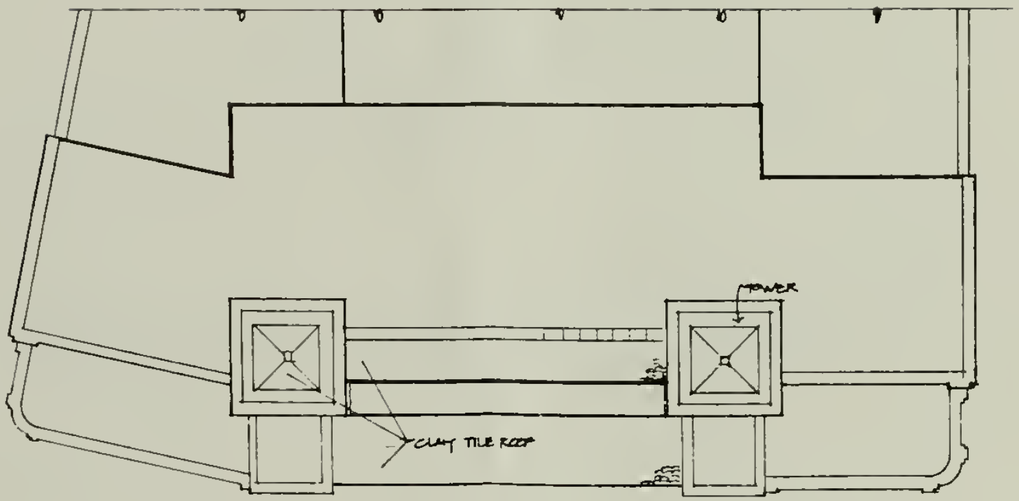
SCALE: 1/16" 1'-0"

Revision Date	By	Description	Rev. Ltr
INVESTIGATIVE STUDY OF FIVE BATHHOUSES CONTRACT NO CX702930004	Prepared RSP DESIGNED CLH DRAWN RSP CHECKED DATE 6/84	TITLE OF DRAWING OZARK-BSMT & 1st FL. STRU. PLAN LOCATION WITHIN PARK BATHHOUSE ROW NAME OF PARK HOT SPRINGS NATIONAL PARK SOUTHWEST REGION · GARLAND COUNTY · ARKANSAS STATE	Drawing No FAC NO SHEET 0-1 OF

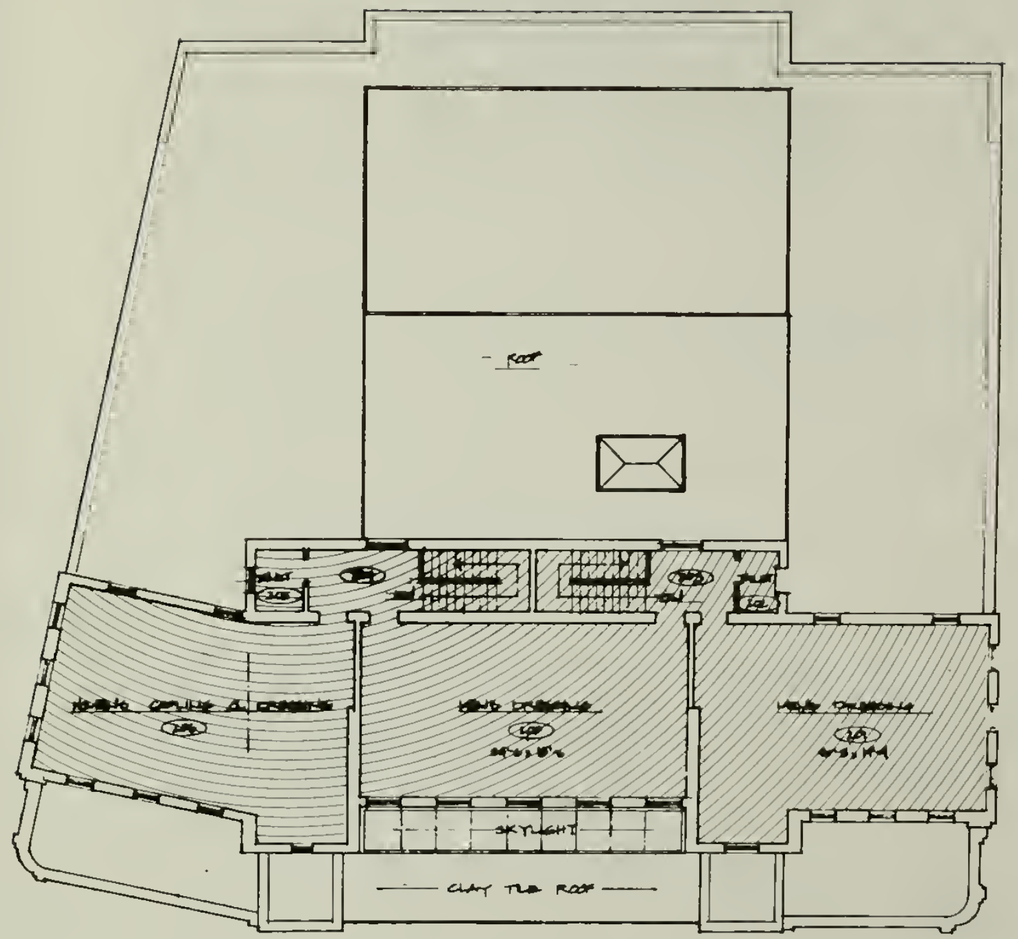
PITTS & ASSOCIATES ENGINEERS
100 N. Rodney Parham Rd. Suite 48
Little Rock, Arkansas

LEGEND

100 psf



(1/0-2) ROOF PLAN



(2/0-2) 2nd FL. STRUCTURAL PLAN & ROOF PLAN

Figure 17

RECOMMENDED STRUCTURAL CAPACITIES

Revision Date	By	Description	Rev. Ltr.
INVESTIGATIVE STUDY OF FIVE BATHHOUSES CONTRACT NO. CX702930004	Prepared RSP	TITLE OF DRAWING OZARK-2nd FL. & ROOF STRU. PLAN	Drawing No
PITTS & ASSOCIATES ENGINEERS 100 N. Rodney Parham Rd. Suite 4B Little Rock, Arkansas	DESIGNED CLH DRAWN RSP CHECKED DATE 6/1/84	LOCATION WITHIN PARK BATHHOUSE ROW NAME OF PARK HOT SPRINGS NATIONAL PARK SOUTHWEST REGION · GARLAND COUNTY · ARKANSAS STATE	PKG NO SHEET 0-2 OF

SCALE: 1/16"-1'-0"

TABLE 2. EXISTING CONDITIONS

SYSTEM/ELEMENT	MATERIAL/TYPE	DESCRIPTION/CONDITION
Exterior		
Roof	Flat roof/built up roofing. Sloped parts have clay tile. Skylights present.	Built-up roofing and clay tiles in good condition (new). Glass is OK. Mullions are rusting badly.
Flashing	Copper flashing.	Good condition (apparently new).
Chimneys and Vents	Brick chimney with stucco finish; galvanized metal air vents.	Good shape. Minor peeling of stucco. Some rusting and stained walls.
Roof Drainage	Flat roofs, sloping inside drains. Copper gutters and downspouts for slightly sloped portions.	Good condition (apparently new).
Walls	Reinforced painted concrete with stucco finish; molded plaster cornice.	Settlement cracks along west wall especially at abutments at both ends of sunporch. Stucco cracked and peeling in isolated spots. Minor peeling of paint on north, south and west walls.
Windows	Mostly wood sash trim with concrete wills.	Paint badly peeling and chipping, and exterior glazing falling out on most windows. Several screens rusted and torn.
Doors	All exterior doors are wood and glass.	Doors in good working order. All have poor appearance with peeling, chipping paint. Most knobs and plates are rusted.
Foundation	Concrete, with stone rubble from earlier structure in some areas.	Mostly good condition. Some settlement cracks along west foundation wall, ramp and front porch.
Drainage	Flat to slight slope away from building.	Signs of minor puddling along west foundation wall.
Site Features/Steps/ Walks/Paths	Concrete ramp at entrance. Concrete stairs to basement, north side.	Cracks appearing on sides of ramp. Most steps chipped or cracked.
Electrical	No outdoor lights or outlets.	
Plumbing	Water meter and pipes at southwest corner. One outside spigot on south wall.	Generally good condition.
Other	Cast plaster medallions on west wall. Concrete flower box at northwest corner (west wall). Awnings on west wall windows.	Cracked with broken parts around edges. Bottom corner broken out. Good shape with minor rust spots.

TABLE 2. EXISTING CONDITIONS

SYSTEM/ELEMENT	MATERIAL/TYPE	DESCRIPTION/CONDITION
Interior		
First Floor		
Ceilings	Painted plaster, except sunporch which is wood boards and skylight.	Paint peeling. Plaster cracked, loose and deteriorating. However, ceilings have been newly replastered in lobby, men's cooling room, men's pack room and men's bath hall. Other rooms are being replastered.
Walls	Painted plaster. Marble base in lobby with some tile in women's bath hall. Sunporch has painted stucco. Walls for bathtub partitions in men's and women's bathhall are metal frames.	Paint and plaster are loose and peeling. However, walls have been newly replastered in lobby, men's cooling room, men's pack room. Other rooms are being replastered. Cracks in north and south walls due to settlement; especially in men's and women's dressing and cooling rooms. Stucco chipping-peeling on north, south and west walls of sunporch; cracking due to settling. Paint peeling badly and parts of framing rusting on bathhall bathtub partitions.
Doors	All doors are wood and clear glass except on east wall of lobby where doors are solid wood. All doors have brass hardware.	All doors are present, however, locksets do not operate on east wall lobby doors, east wall men's cooling room, west wall men's pack room, south wall women's bath, and east central wall, women's cooling/dressing room.
Electrical	Old surface mounted fluorescent fixtures in lobby, men's massage room(s), women's dressing room women's bath, women's cooling room.	Fluorescent lights have poor appearance. Rust spots, etc.
	Incandescent light fixtures in halls, restrooms, men's bathing room, pack room, cooling room.	Incandescent lights are fair/poor in appearance.
	Wall mounted incandescent lights on west wall, lobby. Outlets with exposed conduit for each tub in bathing halls.	Light fixtures in women's massage room have been removed.
Heating/Cooling/ Air Circulation	Radiators in all rooms except men's cooling room, men's dressing room and women's dressing room where radiators have been removed.	Radiators seem in fair condition, however, some have poor appearance due to rusting and peeling paint.
	Lobby has 2 convection heaters.	
	Men's and women's bath, cooling and dressing rooms have fans with vents to roof or outside wall; grills on vents.	
	Large air conditioning units in men's pack room and women's bath hall.	
Plumbing	All porcelain tubs, sinks and fixtures, metal saunas, toilets, sinks, urinals, faucets and accessories in place.	Most metal steam cabinets in poor condition. Most porcelain parts and fixtures in fair condition but dirty.

TABLE 2. EXISTING CONDITIONS

SYSTEM/ELEMENT	MATERIAL/TYPE	DESCRIPTION/CONDITION
Interior (Cont.)		
First Floor (Cont.)		
Windows	Sunporch has large outward hinged wooden windows. Men's and women's massage room windows are metal frame, opening outward. Men's bathing hall free-story windows hinged outward.	Most metal sliders don't work properly. Wooden windows need repainting. Metal windows - good operating condition but need repainting. Several windows in men's bathing hall are missing, others in poor condition, badly need repainting. Lower windows do not open. The rest are in fair working condition but need cleaning and repainting.
	All other windows are double hung, with translucent glass.	
Floors	All floors and base are tile. Quarry tile in sunporch; marble base in lobby.	Generally good shape. Some base tiles broken or missing in men's bath hall. Large cracks in tile floor in women's bath hall. Fewer cracks in women's dressing and cooling rooms, and men's bath hall.
Other	Stairs to basement and second floor are metal with concrete runners.	Good condition.
	Marble desk and counter in lobby.	Fair condition.
	Metal partitions in men's and women's restrooms.	Paint peeling and rusting in men's restroom; poor appearance.
	Mirrors on wall in lobby.	Good condition.
	Skylights above window wells in bath halls, dressing rooms and restrooms. Skylight in sunporch.	Glass is in fair condition. Metal mullions are in poor condition with much paint peeling, rusting and deterioration.
	Moisture migrating into east wall of first floor from mountainside.	
Second Floor		
Ceilings	Painted plaster in all rooms.	Paint peeling and plaster chipping and falling in all rooms.
Walls	Painted plaster with tile base in all rooms.	Paint peeling and plaster cracking and falling in all rooms.
Doors	All wood doors except outside door to roof which has window/screen.	Doors are in good working order, some have peeling paint.
Electrical	Ceiling surface mounted fluorescent fixtures in men's dressing room and women's cooling room. Incandescent light fixtures in all other rooms.	Poor appearance with rusting. Many cover panels missing. Glass fixtures have dull faded appearance and some fixtures missing.
Heating/Cooling/ Air Circulation	Radiators in all rooms. 1 large built-in fan at top of stairs in hall.	Generally good condition. There is some paint peeling and rusting.
Plumbing	Porcelain toilets, sinks and fixtures in place.	Mostly in fair condition but dirty.
Windows	Windows in both men's dressing rooms are double hung.	Double hung windows are in fair working order but have chipped paint.
	Windows in women's cooling and dressing room are casement opening to the inside.	Casement windows are in fair working order but poor appearance with badly chipped paint.

TABLE 2. EXISTING CONDITIONS

SYSTEM/ELEMENT	MATERIAL/TYPE	DESCRIPTION/CONDITION
Interior (Cont.)		
Second Floor (Cont.)		
Floors	Halls and restrooms are tile. Men's dressing room (center) is quarry tile. Men's dressing room (south) is concrete. Women's cooling and dressing rooms are vinyl acetate tile (V.A.T.).	Generally good condition except paint on concrete fllor is chipping. Some pieces V.A.T. floor are missing.
Other	Dressing booths in men's dressing room (center room) are wood frame with particle board walls.	Wood partitions in fair conditions; paint is peeling. Metal walls are in poor condition with peeling paint and rusting.
	Dressing booths in men's and women's dressing rooms are metal frame with metal walls.	
Basement		
Ceilings	Concrete everywhere except male and female attendants' rooms at north end which are painted plaster.	Concrete in good condition; the painted plaster is chipped, loose, and crumbling and in poor condition.
Walls	Mostly unpainted concrete. Room dividing walls are wood and plaster. One metal wall on storage room	Large cracks in wall at north end otherwise concrete is OK. Plaster walls are cracked, peeling and crumbling.
Doors	Painted solid wood, except for double door with glass at north wall exit.	Doors work but have poor appearance. Knobs and plates are rusty.
Electrical	Incandescent lights with switch near bulb. Fluorescent fixtures in male and female attendants' rooms.	
Heating/Cooling/ Air Circulation	Boilers, ducts, piping remain in place.	
Plumbing	Large array of pipes in crawl space. Toilets in restrooms.	Toilets in place but dirty.
Floors	Concrete unpainted.	Good condition.
Other	One window at south wall has large built-in fan. Windows at porch crawl space are boarded up.	
	Equipment in various states of disrepair; includes washer, dryers, linen press and water pump.	
	Water steadily seeping from floor at north basement wall and flowing into drain at north stairwell.	The rest of the basement appears to be dry.

APPENDIX

EXCERPTS ON THE EXISTING CONDITION OF THE OZARK BATHHOUSE FROM THE 1984 PITTS REPORT

Page 7:

The primary purpose of this section is to report on the structural condition of the bathhouses. Many of the structural and architectural building components serve both functions or are so soundly bonded together that it is difficult to report on the structural aspect without referring to the architectural materials. In addition, structural deficiencies and adverse environmental conditions that affect the structure first manifest themselves as blemishes on architectural finishes. Therefore we must report on the condition of and the conditions affecting some architectural surfaces to convey a comprehensive report.

One problem is common to all of the bathhouses. It is best to define this problem and provide a term that will identify it so that it will not have to be repeated for each bathhouse. All building materials contract and expand with variations in temperature. These various building materials contract and expand relative to the temperature variations throughout the building and with the coefficient of linear thermal expansion of the materials. With the exception of metals, many building materials tend to expand with increases in moisture content or contract with losses of water. Portland cement products, such as concrete, concrete block masonry and portland cement plasters and mortars are reversible and will shrink or swell with changes in water content. Portland cement concrete will also experience non-reversible shrinkage during hydration. Burned clay products such as brick, structural tile, glazed tile and terra cotta expand slowly upon contact with water or humid air. This expansion is not reversible by drying at atmospheric temperatures. The architects for these buildings did not provide contraction joints to compensate for these differential movements. The brick masonry exterior walls have expanded because of the heat of the sun and the absorption of water. The interior floor slabs have contracted because of hydration, desiccation and the relative cool atmosphere. This places the walls in compression and the slabs in tension. The thick brick walls being strong in compression and the relatively thin concrete slabs being weak in tension cause the concrete to crack. We will call these cracks stress-relief cracks.

Another phenomenon that causes stress-relief cracks is concrete curling. When concrete floor and roof slabs are poured directly on masonry walls, curling of the slab often occurs due to shrinkage, deflection, and plastic flow of the concrete. If the slab warps, it may rupture the masonry or crack the slab, particulary at the corners. Horizontal cracks in the masonry often occur below the slabs.

The same conditions prevailing at the Maurice are occurring at the Ozark in a lesser degree. [That is, interior surfaces have been damaged or destroyed by the environmental conditions. The inherent structural distresses observed in several locations can probably be attributed to settlement of the entire front wall of the building.]

1. Inherent Structural Deficiencies

   a. The front ramp, the front porch and the front wall of this house have also settled. It is likely that any future movement will be slight. Inherent structural distress cracks can be observed at the following locations:

      (1) Diagonal wall cracks in both men's and women's cooling and dressing room walls, Rooms (105) and (117).

      (2) Diagonal wall cracks in front porch (101) arch and massage (119) walls.

      (3) Front porch ramp.

2. Environmentally Caused Conditions

   a. High humidity and uncontrolled temperature are also the causes of the deterioration of the interior of this house. A new roof was installed in 1983, so that source of humidity should not continue to be a problem. This house also has a hot spring that drains into the basement and contributes much to the interior humidity. Ground water seepage through the foundations is not a problem in this house. The basement is dry, except for the hot spring running behind the basement stairwell, through Hall No. B106, and out the north basement door. The one boring made in the area shows the ground water elevation below the basement floor elevation.

   b. The cast stone parapet wall cap is loose in some areas and the joints need repointing. Some stucco deterioration is occurring at these locations.

   c. Thermal and moisture deterioration of the exterior stucco is occurring in varying degrees over most of the building.

   d. Paint and plaster finishes are deteriorating because of moisture migration through the walls. The east wall of the first floor is built into the mountainside. Some moisture is being soaked into this wall from ground water runoff.

   e. The interior plaster is being patched and restored at the time of this writing.

3. Comparison of Conditions Reported in the 1973 Historic Structures Report to the Conditions Observed in this Investigative Study of Five Bathhouses

   The Ozark Bathhouse closed some time after 1973. The conditions of the architectural finishes have deteriorated considerably since the 1973 Historic Structure Report.

[Note: The letter symbols are cross references to the bathhouse floor plans, figures 3 and 4.]

		1973 Historic Structures Report	Investigative Study of Five Bathhouses
Basement:	A	Settlement or shrinkage crack in floor.	The settlement crack on the floor is very small. Probably, no change has occurred since 1973. There is a larger settlement crack in the east basement wall, adjacent to the floor crack. It is stabilized.
	B	Crack in concrete ceiling.	Minor stress-relief crack. Some deterioration in the floor tile above. Crack appears stabilized.
	C	Crack in concrete ceiling.	Same as B.
First Floor:	A	Moisture damage.	Stabilized.
	B	Crack in floor.	Several cracks in the floor tile. They appear to be stress-relief cracks and are now stable.
	C	Crack in porch area.	Referring to the 1973 photo it appears to be about the same. There is a similar but much smaller crack at the south arch. These cracks will probably reoccur after being patched. We don't believe that there is any danger of life or serious property damage.
Second Floor:	A	Leak in roof.	Stabilized but not repaired. The new roof has resolved the continuing deterioration in this area.
	B	Plaster and paint decay on walls.	Same as A.

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