

STATEMENT FOR MANAGEMENT



REVISED

1988

REVISED .  
STATEMENT FOR MANAGEMENT  
HOT SPRINGS NATIONAL PARK

PREPARED BY  
HOT SPRINGS NATIONAL PARK  
AND  
SOUTHWEST REGIONAL OFFICE

Recommended by: *Robert A. [Signature]* 8/29/88  
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Acting Regional Director, Southwest Region Date

National Park Service  
Midwest Regional Office  
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HOT SPRINGS NATIONAL PARK

STATEMENT FOR MANAGEMENT

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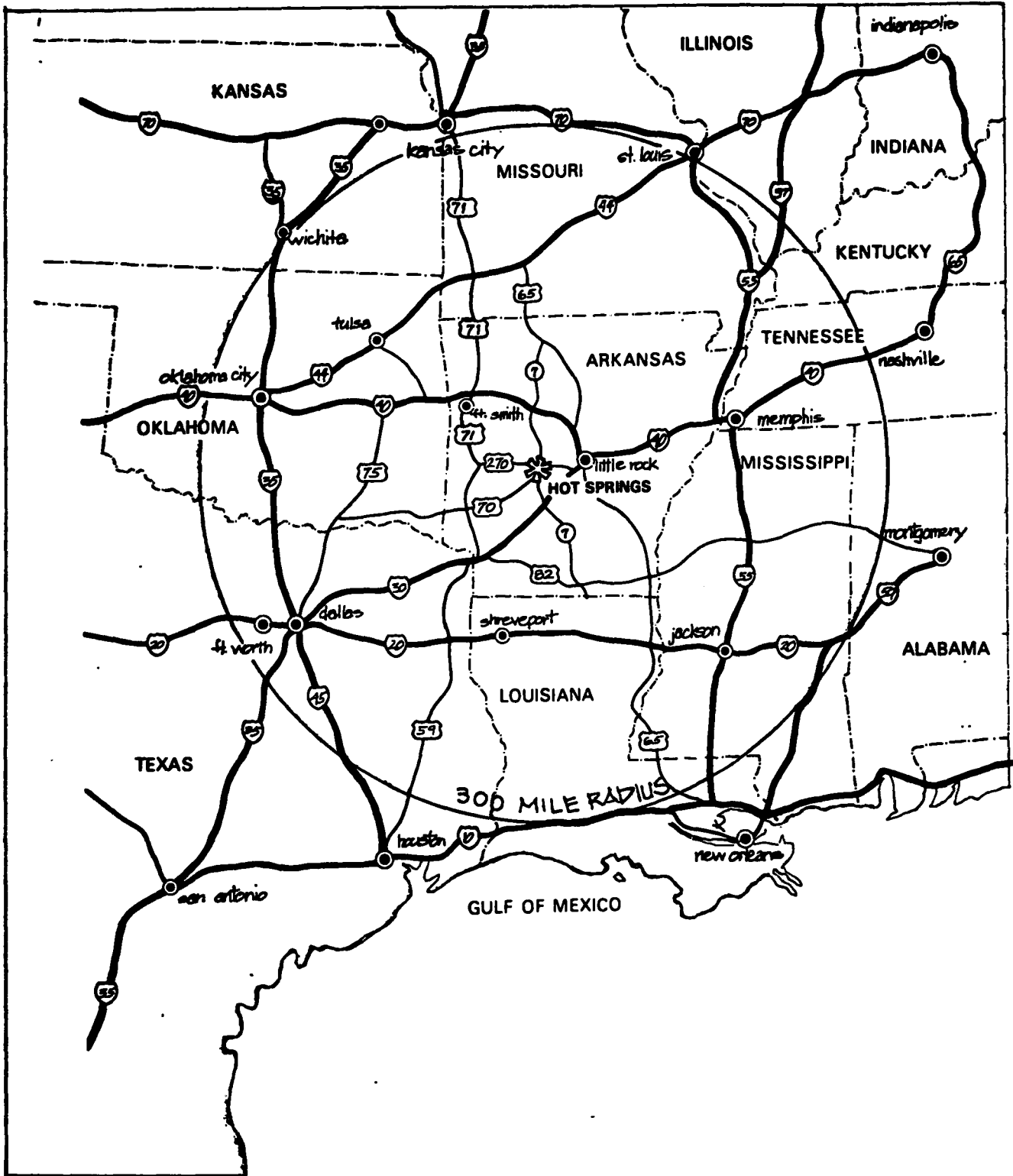
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This Statement for Management was prepared by the staff of Hot Springs National Park with the assistance of the Southwest Regional Office.

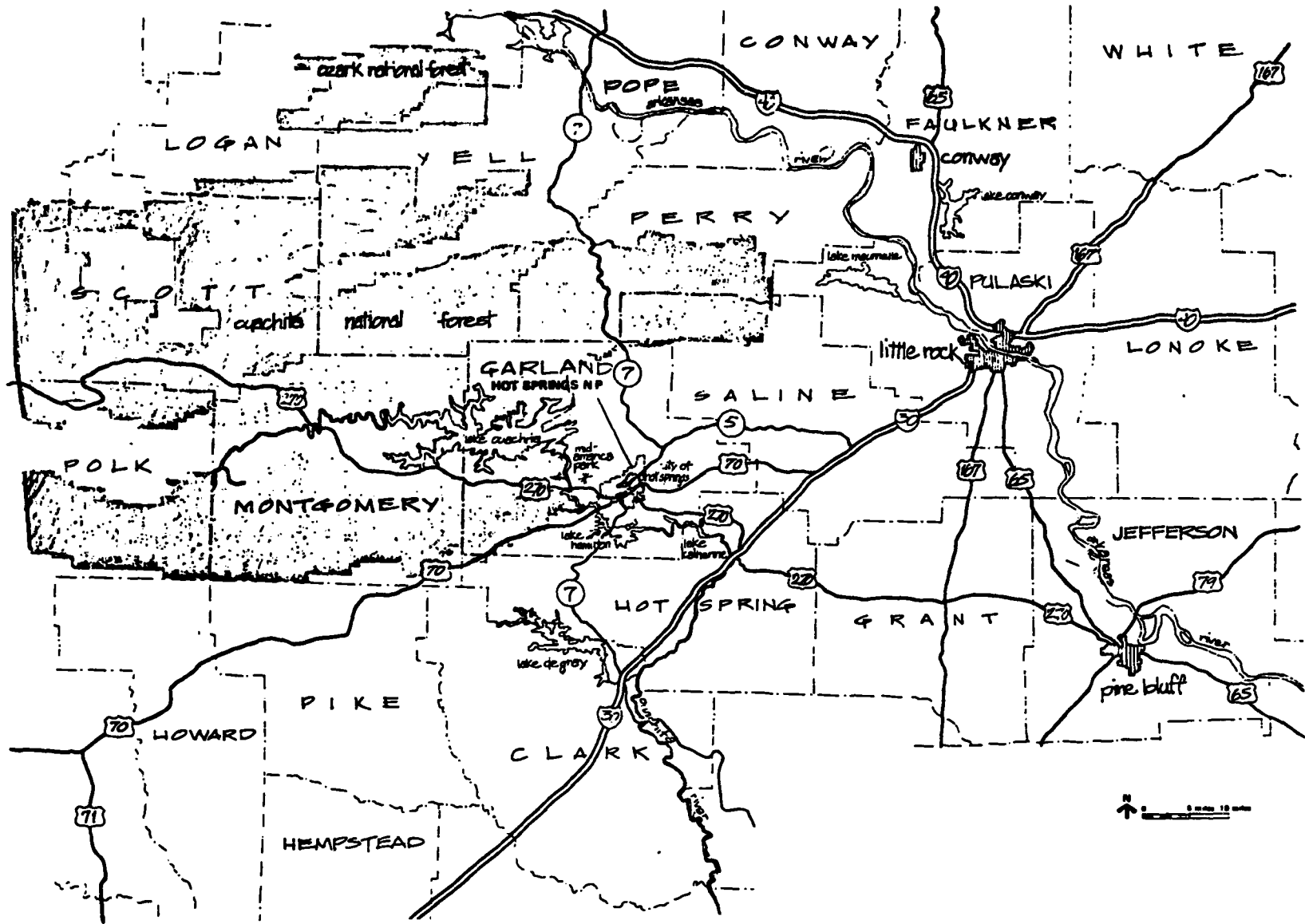
September 1988



# Area of Influence

hot springs national park  
 united states department of the interior / national park service

128 | 20.019E  
 OSC | MAY 06



## Location

hot springs national park

united states department of the interior / national park service

170 | 40 0000  
DEC 1947

## INTRODUCTION

### PURPOSE OF THIS DOCUMENT

All units of the National Park System must have a statement for management. It provides an up-to-date inventory of the park's condition and an analysis of its problems. Major issues are identified, and management objectives are stated. The statement for management is subject to biennial review and revision.

### LOCATION

Hot Springs National Park is located in the south-central part of the state of Arkansas, 52 miles southwest of the state capital, Little Rock. Major transportation arteries within the region are U.S. Highways 70 and 270 and State Highway 7.

The national park's area of influence includes the metropolitan areas of Dallas/Fort Worth, Oklahoma City, Kansas City, Memphis, Jackson, and Shreveport. All are within a 300 mile radius of Hot Springs.

The park, once nearly surrounded by the city, has expanded toward the west and north since 1972, and now encompasses 4,834.79 acres of mostly forested mountains of the Ouachita (Wash-i-taw) Range.

Located within the 4th Congressional district, Hot Springs is the fifth largest city in the state, with a population of approximately 37,000. It is the county seat of Garland County.

### PURPOSE AND SIGNIFICANCE OF THE PARK

The setting aside by the Federal Government of Hot Springs Reservation in the Territory of Arkansas in 1832, an act that preceded the establishment of Yellowstone National Park by 40 years, is thought to have been the first effort by Congress to preserve unique natural resources for the benefit of the American people. At a time when thermal baths were becoming

popular for their assumed therapeutic value, these springs were to be preserved for the public's benefit.

In 1878, Congress authorized the Secretary of Interior to lease bathhouses at Hot Springs Reservation, and required the superintendent to make sure that free baths were provided for indigents.

In 1921, Congress passed an act which redesignated the Reservation a national park. The boundaries of the national park were greatly expanded by Congress in 1938, which also increased the park's purposes. The park now had extensive land with which to provide many recreational opportunities to the public. It also had the ability to protect much of the recharge zones of the hot springs, thereby maintaining the natural flow of water into and through the system and preventing contamination of the water.

Both as Federal Reservation and National Park, this pioneer effort in American conservation spans the period in which the spa movement began, flourished, came to be an important social and medical phenomenon, and declined. Today, Hot Springs National Park's Bathhouse Row is a well preserved remnant and reminder of that historic period.

(A complete discussion of these natural and historical resources' significance and a description of them is found in the park's General Management Plan, approved April 1986.)

## INFLUENCES ON THE PLANNING AND ADMINISTRATION OF HOT SPRINGS NP

### LEGISLATIVE AND ADMINISTRATIVE REQUIREMENTS

Hot Springs National Park has undergone considerable changes in size, purpose, and title since its inception as a Federal reservation of four sections of land in 1832. (A section of land is one square mile, or 640 acres.)

1. Reserving the hot springs - The hot springs were acquired by the United States in 1803 as part of the Louisiana Purchase. Reports from early explorers regarding the alleged therapeutic benefits of the waters induced Congress to pass an act in 1832 reserving the springs and four sections of surrounding land for the future disposal of the U.S. Government.

2. An unmanaged reservation - Although the land was reserved (not available for other uses), no specific policies were at first defined to govern the use of the Reservation, nor was any agency appointed to administer it. The Federal Government did not assume active control over the reserved lands until much later.

3. Settlement of squatter claims - This lack of direction continued for almost 40 years, giving rise to numerous unattractive squatter settlements around the springs. Some of these people, believing the reservation was temporary, filed suits for title to the springs and surroundings. The situation became so serious that in 1870 Congress passed an act providing that the squatters could bring suit against the U.S. in the Court of Claims in order to settle the matter. A number of such suits were consolidated and tried as one. The Court ruled in favor of the U.S., and the decision was affirmed by the Supreme Court in 1876.

4. The Reservation is made permanent - As a result of that settlement, in 1877 Congress passed an act establishing a permanent Hot Springs Reservation and providing for a commission to survey and plat the original four sections. The commission was directed to, among other things, designate a tract of land sufficient in size to include all the hot springs, as well as Hot Springs Mountain. These lands were to be the permanent Reservation, under the charge of a superintendent to be appointed by the Secretary of Interior.



5. City streets and lots - The remaining land in the Reservation that was suitable for town use was laid out by the commission and offered for sale to the public. Their map of 1878 showed the new permanent Reservation (Hot Springs Mountain) and the lots available for public sale. The commission also recommended that North, West, and Sugar Loaf Mountains, which had not been made a part of the permanent Reservation but were not suitable for town use, be permanently reserved from sale.

6. Final disposition of the original four sections - Following the commission's recommendation, in 1880 Congress added North, West, and Sugar Loaf Mountains to the Reservation. The act also ceded streets and land for schools and other purposes to the town of Hot Springs. This 1880 act made final the ownership pattern of the original four sections of the Reservation: There was a greatly reduced Hot Springs Reservation, and the remainder of the lands had been conveyed to the city or sold to the public for town purposes. With minor changes, that pattern remains today within the original four sections.

7. National Park Service - The Reservation was administered directly by the Department of the Interior until 1916, when the National Park Service was created within the Department. The act creating the Service specified that the Reservation would be under its management.

8. National park - On March 4, 1921, Congress made the Reservation into Hot Springs National Park.

9. Expansion - Various acts of Congress have subsequently added or deleted land from the national park. The most significant of these was in 1938, when the park was increased by over 4,800 acres, expanding it well beyond the original four sections to approximately the boundary of today.

10. Bathhouses and bathing - Voluminous legislation deals with the bathing industry and related matters. On December 16, 1878, Congress recognized the existing use of the thermal springs as a curative resource and passed the first legislation specifically accommodating this use. It authorized the leasing of park sites for bathhouses and directed the provision of free baths for indigents. Several corollary acts, the first of which was passed on March 3, 1887, authorized the provision of thermal waters for drinking and bathing to establishments outside the park, and set priorities on thermal water use. Congress dealt

extensively with the matter of administering the bathhouses in its act of March 3, 1891. Among the myriad administrative details addressed, the act empowered the Secretary of the Interior to execute 20 year leases, vested him with bathhouse plan oversight, and directed that bathhouses be of fireproof construction. Congress also conveyed to Arkansas the right to tax all privately owned structures and other private property on the reservation.

11. Law enforcement jurisdiction - On June 13, 1836, shortly after the original act of 1832 reserving the four sections around the hot springs, Arkansas was admitted to the Union. Apparently nothing was stated in the act of admission regarding the retention of law enforcement jurisdiction over the Hot Springs Reservation by the Federal Government. Therefore, jurisdiction was presumably proprietary, but perhaps stronger. To correct the confusion and the problems thereby created, four acts passed by the state legislature conferred exclusive law enforcement jurisdiction of the reservation, and any future additions, to the Federal Government. In all of these conveyances, the state reserved the right to serve any civil or criminal process, and the right to tax all private property on park lands.

## RESOURCES

Hot Springs National Park was set aside because of the springs. Understandably, the park's major resources, cultural as well as natural, are intimately related to the springs.

The presence of the hot springs is a result of the unique geology of the area and its present topography. The water is geothermally heated at an unusually shallow depth of only several thousand feet, then rises through faults in the sandstone formation to emerge at the surface as thermal springs. The discharge zone, containing many separate springs, is a narrow strip about 1/4 mile long at the foot of Hot Springs Mountain along Central Avenue. This zone has been a focus of human activity for hundreds of years and is today the site of Bathhouse Row and downtown Hot Springs. Except for three display springs, the springs are concealed from visitors, having been capped to prevent contamination. The spring water is captured and diverted into the park's extensive underground thermal water distribution system

If the discharge zone is where the springs are born, the recharge zone is where they are conceived. The recharge zone is where precipitation is absorbed by the soil overlying permeable rock formations, or aquifers. These aquifers conduct the water downward to where it is geothermally heated. This recharging occurs on the forested slopes of parts of West, North, Sugarloaf, and Hot Springs Mountains. United States Geological Survey studies indicate that perhaps 50 to 75 percent of this recharge zone is within the park boundary. The mountains are steep and rocky and are cut by stream valleys. These areas support mixed stands of oak and hickory interspersed with shortleaf pine. The understory contains flowering shrubs, a wide variety of wildflowers, a rare local chinquapin, and occasionally the rare Graves spleenwort.

Although the mountain sections of the park support dense forest cover, it is unlikely that there is any virgin timber in the park, with the possible exception of a 150 acre stand of shortleaf pine on Sugarloaf Mountain. It is one of the state's finest shortleaf pine stands, and is registered with the Arkansas Natural Heritage Program. Nearly all of the land added to the park in recent years had been farmed, mined for gravel, logged, or cleared for homesites. Much of it is in need of restoration or revegetation.

Wildlife is typical of the region, consisting mostly of rodents, bats, and other small mammals. Because of the region's mild climate, birds are varied and plentiful. No endangered or threatened animal species are known to live in the park. A rare blue-green algae thrives in the hot springs.

Just as the hot springs themselves are the primary and most interesting natural attraction in the park, the most interesting and significant cultural feature in the park is the row of historic bathhouses built over the springs. The eight bathhouses, built between 1911 and 1923 to replace a previous generation of less imposing bathhouses, represent the pretentious architectural styles that marked that era's European-style spas. The Row's heyday was reached shortly after World War II, at which time it - and the popularity of hot baths - began to decline. Today, only the Buckstaff is open.

The setting for Bathhouse Row is an elegant, formal landscape. It consists of extensive lawns with specimen trees, shrubs, fountains, display springs, and walks. The Grand Promenade

extends the full length of the Row, behind the bathhouses, and forms a transition between the formal landscape of the Row and the wooded slopes of Hot Springs Mountain above it. Bathhouse Row and its setting are an historic district on the National Register of Historic Places.

Novaculite quarries, first used by prehistoric people who used the hard mineral for weapons and tools, and later used by European settlers for whetstones, are found on Indian Mountain. Hot Springs Creek, which flowed in front of the bathhouses along Central Avenue, was covered by a 3,600 foot-long masonry arch in 1884. The arch was covered by fill, and the present bathhouses were built on the raised surface. The arch, although out of view beneath the ground, is of considerable historic and engineering interest. Other cultural resources in the park include the Ricks estate, several Depression-era structures built by the Civilian Conservation Corps and the Works Progress Administration, and the park's artifact collection of documents and objects.

#### LAND USE TRENDS

Hot Springs is located in the Diamond Lakes Region of Arkansas, an area known as the recreational center and health resort of the South.

There are three large reservoirs on the Ouachita (Wash-i-taw) River. Lake Ouachita, the largest, was built by the Corps of Engineers. It is ten miles northwest of Hot Springs and is surrounded by Ouachita National Forest. The lake has several public access areas, but in general has been preserved in a natural state. Lakes Hamilton and Catherine border the city on the south and east. They were constructed by Arkansas Power and Light Company and are surrounded by private developments.

All three lakes are used as sources of hydroelectric power. Lakes Ouachita and Catherine have adjoining state parks and there are public campgrounds, picnic areas, and boat launching facilities for fishing, water skiing, and other recreational activities.

Residential construction was very slow in the city in the 1960s and 1970s due to a pollution problem caused by an inadequate sewage disposal system. The state Department of Pollution

Control and Ecology imposed sewage control over the city and county in June, 1970 prohibiting any new construction or enlargement of sewer hook-ups until adequate disposal facilities were constructed. This slowed construction and resulted in a significant housing shortage and higher prices.

The city corrected the problem by adding sewage treatment plants. The state ended the ban on construction, and development in the city and county resumed. New subdivisions, homes, and condominiums were built by Lakes Hamilton and Catherine, and also to the south, east, and west of downtown Hot Springs.

There are major retirement communities in Hot Springs Village 20 miles north of Hot Springs on state Highway 7 (over 22,000 acres), and at Diamondhead on Lake Catherine, off state Highway 290 and 171. Diamondhead, while much smaller, offers similar amenities including shopping, golf, tennis, riding stables, small lakes, and other facilities.

A large mall, smaller shopping centers, and businesses have been developed away from the downtown area on Highway 7 South and Highway 270 West. The Mid-America Park is a major industrial site west of the city. Another is located on a 178 acre site a few miles east of the city on Highway 270 East.

The Belvedere Country Club is north of the national park. Weyerhaeuser owns large tracts of land in that part of the county, on which they clearcut. There is a mobile home subdivision next to Sleepy Valley Subdivision.

Magic Springs Amusement Park is east of Indian Mountain, close to the park. Its owner owns the Belvedere Country Club and the 1,000 acres of undeveloped land between the two, and there are rumors that he intends to build a resort hotel and/or a whitewater recreation park on the land. He also has signed a lease with the National Park Service for the adaptive use of five bathhouses on Bathhouse Row.

## THE VISITORS

Annual recreation visits to the park have consistently averaged about 1.1 million during the last decade, while non-recreation visits total over 4 million per year. In 1986 there were 1.2

million recreation visits and 4.4 million non-recreation visits. Less than 5% of the visitors participate in thermal bathing. Visits to the park vary seasonally as follows:

Summer	60%
Fall	21
Winter	6
Spring	13

Visitor use by age is as follows:

Children	18%
Teenagers	5
Adults	52
Senior citizens	25

Compared with most other National Park Service areas, Hot Springs receives heavy use by senior citizens. This group includes large numbers of people who return annually to visit Hot Springs and take therapeutic baths. Herein lies a dilemma: unless a significant number of younger visitors can be encouraged to use the baths, therapeutic bathing will continue to decline as an activity, and perhaps eventually pass from the scene.

The annual visitation includes approximately 265,000 handicapped, 10,000 non-English speaking, and 55,000 minority individuals.

The park's Annual Statement for Interpretation and Visitor Services contains additional information on visitor use.

#### FACILITIES AND EQUIPMENT

Bathhouse Row The world-famous Bathhouse Row on Central Avenue and its intricately landscaped environs epitomize Hot Springs National Park to the people who visit the park or the city. The eight buildings comprise what is probably the finest collection of historic bathhouses remaining in the nation, and are a picturesque reminder of America's interest in health spas. All of the structures possess outstanding examples of craftsmanship, both in their construction and the fine art work they contain. Examples are stained glass windows and skylights, stone and wood carvings, and decorative tile and woodwork. In recognition of

the bathhouses' national significance as a cultural resource, Bathhouse Row Historic District was entered on the National Register of Historic Places in 1974.

The signing of a lease with Melvyn Bell in 1987 for the leasing and adaptive use of five of the six vacant bathhouses opens a new era in the use of these historic structures. They will be rehabilitated with private capital under the provisions of the Historic Preservation Act and used for approved commercial ventures.

The Fordyce Bathhouse is being rehabilitated by the National Park Service and will become the primary park visitor center, with portions restored to their original condition. Guided tours of the building and its exhibits will be conducted. The visitor center will also contain a curatorial storage area, library, sales outlet for the Eastern Park and Monument Association, and offices for the park interpreters.

Grand Promenade and Arlington Lawn The historic and grand formal entrance to Hot Springs Mountain is located between the Maurice and Fordyce Bathhouses. The paved walkway is flanked at its Central Avenue entrance by white stone gatepost monuments with the names of numerous Secretaries of Interior engraved on them. The walkway leads to a white stone terrace and a display hot spring. Steps and a ramp lead up to the 17' wide and 3,000' long winding Grand Promenade, which is paved with red and white bricks and extends from Reserve Avenue to Fountain Street. The Grand Promenade was dedicated a national Recreation Trail in 1982. Along Central Avenue and the Promenade are interpretive markers relating to historical points of interest in the vicinity of the bathhouses and the 47 hot springs.

Arlington Lawn adjoins the historic district on the north. The picturesque lawn consists of four landscaped acres of trees, shrubs, and grass with graveled paths, benches, a hot water drinking fountain, and a display cascade of hot water. On a solitary tufa rock 15' in diameter (created by deposition of minerals in solution in the hot water when it flowed naturally and freely over the west base of Hot Springs Mountain) there is a bronze plaque commemorating the supposed visit of Hernando De Soto and his party in 1541. Community and other special activities are frequently held on the lawn.

Headquarters The park's administrative offices and current visitor center are housed in the two-story building at the south end of Bathhouse Row, a unit in the historic district. The visitor center consists of an exhibit room containing artifacts, a panorama, and a 42 seat theater used in the presentation of audio-visual programs. There is also an information desk and a publication sales counter operated by the Eastern National Park & Monument Association. In the basement are heating and air conditioning equipment, and water meters and pumps for distributing thermal water to two park bathhouses, four hotel bathhouses, and the Leo N. Levi National Arthritis Hospital. Of the two bathhouse concessions in the park, one provides therapeutic tub bathing and massages, and the other is a combination spa and hydrotherapy center.

Water Cooling and Distribution In addition to the above-mentioned plumbing, there is an extensive and complicated system for cooling, storing, and distributing the thermal water.

A fenced enclosure, which contains heat exchange equipment for cooling the thermal water for bathing and drinking, is located at the edge of Arlington Lawn. This cooled water is piped to the bathhouses, where it is blended with hot water to bring it to the desired bathing temperature.

All but three of the park's hot springs are capped to prevent contamination of the water. Two free-flowing springs are maintained for viewing in the landscaped area behind the Maurice Bathhouse. A third spring discharges water down an embankment on the Arlington Lawn, forming a cascade which releases vapor during the cool months.

On the slope of Hot Springs Mountain, above the Grand Promenade, are a 400,000 gallon cool water reservoir and two 100,000 gallon hot water reservoirs, all underground. A 300,000 gallon hot water reservoir, in which all the spring water is collected for distribution to the bathhouses and fountains, is located adjacent to and beneath the administration building.

Campground The park has a 47 site campground, two picnic areas with 37 tables, and a 300 seat amphitheater in Gulpha Gorge. Park interpreters give illustrated talks at campfire programs in the amphitheater. The campground also has an unmanned ranger



station, quarters for seasonal employees, three comfort stations, a maintenance storage structure, and a water and dump station for recreation vehicles. These facilities are connected to the city sewer and water systems.

Observation Tower The summit of Hot Springs Mountain is the site of a 216' observation tower that affords visitors a 360 degree unobstructed view of the park and surrounding city. It was constructed by the Hot Springs Advertising and Promotion Commission, a non-profit organization affiliated with the City of Hot Springs. It is operated under the provisions of a concessions contract. In the base of the tower is a gift shop with machine dispensed snacks. Adjacent to the tower is a pagoda-shaped shelter building which overlooks the city, and a 16 site picnic area and comfort station.

Buildings A complex of seven buildings constructed by the Works Progress Administration houses the park's maintenance operation. A two story duplex on Reserve Avenue is headquarters for the park rangers.

Roads and Trails The summits of three of the park's mountains are reached by 16 miles of paved roads and 24 miles of foot trails.

Private Property and Lesser Rights Thirty-nine houses are occupied in the park under the provisions of life estate agreements, and 64 others are occupied under the provisions of term estate agreements extending to 2011. In addition, there are approximately 682 acres of properties owned by approximately 144 inholders. The National Park Service will attempt to acquire these inholdings to round out the park boundaries. Some of these properties are unimproved, while others have been developed for residential or commercial use.

## MANAGEMENT ZONING

Management zoning is used by the National Park Service to protect park resources. It guides the locating of facilities, the types of visitor activities, and land protection actions that are appropriate in each part of the park. The park has been divided into four zones (natural, historic, park development, and special use), each of which has subzones.

Natural Zone Lands in the natural zone are managed primarily to conserve natural resources and processes, while accommodating visitor uses and experiences that do not adversely affect the natural systems.

Protected Natural Area This subzone includes lands that are unusually fragile or ecologically significant. The management objective is to perpetuate their natural values, and human intrusion is either prohibited or minimized. The 150 acre stand of shortleaf pine on Sugarloaf Mountain is the only protected natural area.

Acquisition/Restoration This subzone includes lands that contain incompatible development or that are subject to such development. The management objective is to prevent or mitigate damage to the springs recharge zone and other natural resource values through protection methods, such as memorandums of understanding, conservation easements, or acquisition of fee-simple title. Any private properties acquired within this subzone will be restored to natural or nearly natural conditions.

Natural Environment This subzone includes all of the undeveloped park lands not in the other natural area subzones. Only environmentally compatible visitor activities and minor recreational development, such as trails, is permitted.

Historic zone The historic zone is managed to preserve, protect, and interpret cultural resources and settings that are significant because of their association with historic persons, events, or periods.

Preservation The purpose of this subzone is to preserve cultural resources and their settings by actively

maintaining existing conditions and by carefully preserving historical features. The Arlington Lawn area and the designed landscape and building exteriors of Bathhouse Row are in the subzone.

Preservation/Adaptive Use The purpose of this subzone is to preserve historically significant structures by allowing appropriate modifications for leasing, public use, or administrative functions. The interiors of the bathhouses and National Park Service administration building are included.

Park Development Zone This zone includes those areas developed and managed for visitor use and park management, and areas where development or intensive use has substantially changed the natural environment or the historical setting.

Administrative Development Areas in this subzone support park management and operations, including park administrative offices, maintenance facilities, and employee residences. (Historic structures adaptively used for these functions are classified in the historic zone because protection of their historical integrity is the primary management emphasis.)

Visitor Use/Recreational Development This subzone includes all developed areas and facilities that provide services or recreational opportunities to park visitors.

Access/Circulation This includes all paved National Park Service roads that provide visitor or official vehicular access to the park resources or facilities.

Landscape Management This subzone consists of Whittington Park, whose intensive management as a landscaped area is a long-standing tradition.

Special Use Zone Not all land within the authorized boundary has been acquired by the National Park Service, and some of it has been used for non-park purposes. This zone includes areas where land uses by other agencies or private land owners are of primary importance. National Park Service management policies are secondary to the other interests.

Private Use This subzone includes privately owned parcels whose uses are compatible with the protection of park resources, such as commercial/retail, nursing homes, transmission towers, low-density residential (outside the springs recharge zone), and undeveloped parcels. Included are nearly 300 acres of private land that are recommended by the NPS for deletion from the park boundary.

Transportation/Utilities This includes state and local lands used for roads, transmission towers, and municipal water facilities.

Public/Institutional This subzone consists of state and local government lands that are outside the springs recharge zone and that are being used for purposes compatible with the park. Uses include municipal watersheds, parks, school lands, and a rehabilitation center.

#### STATUS OF PLANNING

The major planning issues for Hot Springs National Park have been the need to preserve the historic bathhouses on Bathhouse Row, the designed landscape of Bathhouse Row and the Grand Promenade; to develop a workable visitor use plan that would include better orientation for visitors, including a modern visitor center and an updated interpretive program; rehabilitation of other facilities to provide efficient services to park visitors; and research to provide information for the optimum utilization and efficient management of the thermal water resources of the park.

A large number of reports and studies have been done on the park. These include planning documents, historic studies of the buildings and grounds, engineering and geologic reports, and resource management plans, among others. All of them are available at the park and the regional office in Santa Fe, NM. Only a short and representative list is provided here.

PLAN/STUDY

COMPLETED

PARK GENERAL

Boundary change proposal	Revised July 1987
Land protection plan	Revised June 1987
General management plan, develop. concept	April 1986
Interpretive prospectus	Sept. 1986

BATHHOUSES

Historic structures report: bathhouses and VC	Nov. 1973
Nat. Reg. of Hist. Places: nominations	Nov. 1974
Historic structures inventory: 8 bathhouses	1984
Bathhouse mechanical & piping systems	Aug. 1987
Historical overview of Bathhouse Row	Dec. 1983
Historic grounds & structures	Feb. 1985
National landmark nomination	1987
Exhibit plan	1987
Historic furnishings plan (Fordyce)	1987

RESOURCE MANAGEMENT

Waters of HSNP: origin, nature, management	1974
Archeological inventory of HSNP	June 1975
Resources management plan	In process
Water resources management	Nov. 1982
Exist. & Hist. Bathhouse Row landscape study	Sept. 1987

## MAJOR ISSUES IN MANAGING HOT SPRINGS NATIONAL PARK

1. The land in Bathhouse Row is owned by the federal government under exclusive jurisdiction, with the exception of a small strip of the Fountain Street right-of-way near the north end of Arlington Lawn. This strip is part of the sidewalk and grassed area adjacent to the street, and is owned by the city of Hot Springs. The park's land protection plan calls for either the donation of the land by the city or the writing of a cooperative agreement to formalize present NPS maintenance of the area.
2. All planning, design, and construction in the park must prevent the reduction in the natural flow of water in the spring system, the introduction of contaminants into the system, or disturbance to the flow paths of hot water in the discharge area.
3. During the formulation of the General Management Plan/Development Concept Plan, the Hot Springs community organized to support the revitalization of the downtown area, and the Central Avenue historic district was created and listed on the National Register. A broad coalition of local business interests, civic organizations, and government officials emerged to support National Park Service rehabilitation of the Bathhouse Row area, and the governor subsequently established the Hot Springs National Park Advisory Commission. The comments received on the General Management Plan/Development Concept Plan focused on rehabilitation of the Fordyce Bathhouse as a major visitor center and the leasing of the other vacant bathhouses for private adaptive use as part of a broader initiative to rehabilitate the entire Bathhouse Row/Central Avenue area and to support an economic revival of the core city.
4. The National Park Service negotiated a lease on August 28, 1987 for five of the vacant bathhouses, thereby initiating an adaptive use program. The sixth bathhouse, the Lamar, will be offered for lease in the near future. When these rehabilitated facilities are operational, there will be an increased demand for protection and maintenance services.
5. Prehistoric artifacts were found near the thermal springs along Hot Springs Creek prior to the extensive construction activity in what is now Bathhouse Row. In 1884 the creek was covered over by a rock masonry culvert and fill was placed over

and along the arch to create the present ground level. There are probably cultural resources still under the fill. Any actions involving ground disturbance should be preceded by appropriate field surveys to locate and evaluate cultural resources. Any resources found should be evaluated by professionals and mitigated by data recovery or other means.

6. A rare blue-green alga (Phormidium treleasei) grows in the thermal water in the Bathhouse Row area. The park's 1982 resource management plan calls for research into the protection of this alga, and the next revision of that plan will outline additional management actions to ensure its protection.

7. The park is surrounded by the city of Hot Springs. Developments on adjacent private land have required vertical excavations into the mountainsides and hauling of fill materials into the area. Even with the use of gunite to stabilize cut banks, vertical excavations have caused landslides. Some of these excavations have been made right up to the park boundary and have been the cause of significant erosion of park property.

The park placed riprap along a road near Craig Street at the base of North Mountain a few years ago to prevent pine trees from being undermined by the erosion. The city disclaimed responsibility for the road, which was constructed by a private developer.

Another erosion problem exists at the Luther Graves gravel pit on the north side of West Mountain off Whittington Avenue, where vertical cuts have been made into the mountain to extract gravel. The disturbed bank erodes readily, undermining adjacent shortleaf pine trees. The quarry is park property, but is subject to a reserved estate which includes the right to extract gravel for a ten year period.

The city planning commission has cooperated with the park, ensuring that future excavations adjacent to the park have a slope ratio requirement of 3 to 1, not to exceed 2 to 1.

8. Federal agencies are directed to avoid development in floodplains wherever there is a practical alternative and to avoid adverse impacts associated with the occupancy or modification of floodplains to the extent possible. The Bathhouse Row area, including the bathhouses, administration building, and much of downtown Hot Springs, is located within the 100 year floodplain of Hot Springs Creek. A 100 year flood

in this area would inundate basements and raise water levels 5 to 6 feet above ground level. All the present structures have been flooded in the past, so all rehabilitation work on Bathhouse Row will incorporate flood-proofing methods designed to minimize the risk to lives and property. The National Park Service will cooperate with the city of Hot Springs and other agencies involved in downtown revitalization to control flooding in the Hot Springs Creek drainage and to provide an effective warning and evacuation system.

9. There are six inholdings on the summit of West Mountain, one each on Music Mountain and Sugarloaf Mountain, and two easements on Sugarloaf that are used to provide radio, telephone, and television communications to Hot Springs and Garland County. An unimproved road provides access to the facilities on West and Music Mountains, and a paved road provides access to a radio tower and a private residence on Sugarloaf. The two easements on Sugarloaf (radio towers) are served in part by a paved road and an unimproved road.

Numerous requests for new communication sites on the mountaintops in the park have been received in the past and can be expected in the future. All such requests have been denied on the grounds that the developments would not be compatible with the park's mission to preserve the natural beauty and the recharge area of the springs.

10. The General Management Plan calls for the continuation of one traditional bathhouse operation on Bathhouse Row. The Buckstaff Bathhouse is operated by a concessioner and is the only one now providing traditional therapeutic bathing treatments. In the event that it should cease operations, the National Park Service would acquire the concessioner's possessory interest, rehabilitate the bathhouse, and seek a new concessioner to operate the facility.

11. All of the structures on Bathhouse Row, as well as many of the older facilities throughout the park, present serious obstacles to the physically handicapped visitor. The bathhouses and the Grand Promenade are the most important park attractions, but have not been fully usable by large numbers of people.



## MANAGEMENT OBJECTIVES

### CULTURAL RESOURCES

Preserve the integrity of the historic structures, designed landscape, and other cultural resources of the Bathhouse Row historic district.

Identify significant cultural resources and ensure their protection.

### NATURAL RESOURCES

Ensure the preservation of the thermal springs, and protect the entire hydrologic system and the purity of the thermal water.

Maintain healthy ecological systems.

### VISITOR EXPERIENCE

Promote public understanding and appreciation of the park's thermal features, geological and hydrological resources, and ecological communities.

Foster public awareness of man's use of the thermal springwater and the development of the Hot Springs spa.

Orient visitors to park resources and inform them about opportunities for use, including compatible, resource-oriented opportunities in the mountain area of the park.

Ensure that facilities are attractive and well maintained and that a scenic setting is provided for Bathhouse Row and downtown Hot Springs.

Provide a full range of traditional bathing services, as well as opportunities to enjoy the thermal waters in a less formal way.

Encourage the continued evolution of the spa resort tradition at Hot Springs. Update the facilities and provide more modern bathing services.

#### PARK OPERATIONS

Ensure that facilities for visitor use and administration are compatible with natural and cultural resource values and that park roads and other transportation systems provide safe, efficient public access in a manner consistent with the protection of resource values.

Cooperate with other government agencies, private organizations, and citizens to ensure the following:

Land use and development in the park and its vicinity do not adversely affect the park's natural and cultural resources.

Facilities and programs within the park and outside it are fully coordinated to efficiently serve the needs of regional and local visitors for information and orientation services, traditional therapeutic bathing services, outdoor recreation, and interpretive services.

Traffic flow, pedestrian, and parking problems are reduced.

In cooperation with the city of Hot Springs and the private sector, provide for appropriate adaptive uses of the bathhouses, support the rehabilitation and revitalization of the downtown area, and develop a flood control strategy along Central Avenue.

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