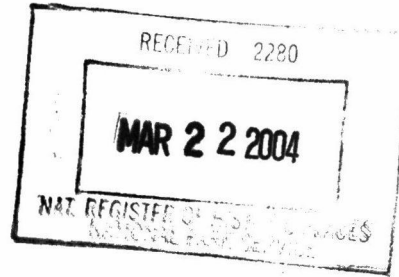


NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name West Side Sanitarium
other names/site number West Side Osteopathic Hospital

2. Location

street & number 1253-1261 West Market Street Not for Publication N/A
city or town West York Borough vicinity N/A
state PA code PA county York code 133 zip code 17404

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Jean H. Cutler
Signature of certifying official

March 22, 2004
Date

Pennsylvania Historical & Museum Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register

(See continuation sheet).

determined eligible for the

National Register

(See continuation sheet).

determined not eligible for the

National Register

removed from the National Register

other (explain):

Elson Beall *5/5/04*

for

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>4</u>	—	buildings
—	—	sites
—	—	structures
—	—	objects
<u>4</u>	—	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Category	Subcategory
Domestic	hotel
Health Care	sanitarium
Health Care	hospital

Current Functions (Enter categories from instructions)

Category	Subcategory
Vacant/not in use	

7. Description

Architectural Classification (Enter categories from instructions)

Colonial Revival
Queen Anne

Materials (Enter categories from instructions)

foundation	limestone
roof	brick, stucco, weatherboard
walls	asphalt, metal, slate
other	wood, brick

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction represents the work of a master, or possesses high artistic values, or represents a significant

and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions) Health/Medicine

Period of Significance 1919-1954

Significant Date(s) N/A

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Leber, Edward

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #

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(Complete this item at the request of the SHPO or FPO.)

name

street & number

city or town

state

telephone

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20501

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The four West Side Sanitarium buildings are located at 1253-1261 West Market Street in West York Borough, York County, Pennsylvania. Two large medical buildings and affiliated residences front south onto Market Street, the borough's main thoroughfare. One of the medical buildings sits at the easternmost end of the approximately 1-1/2-acre property. Originally built in 1905 as a hotel, the 3-1/2-story brick Dutch Colonial building was doubled in size in 1924 by means of a matching, though frame, wing and a rear ell enlargement (see Sanitarium on site plan). The other medical building sits in the center of the lot and is set back from the roadway. It was constructed in two sections. In the front is a 3-1/2-story frame residence that was built in 1924 to complement the Dutch Colonial design of the 1905 hotel (see Nurses' Home). In the rear is a rectangular four-story addition constructed in 1931 of fireproof materials (see Sanitarium Annex). The two c. 1905 vernacular Queen Anne houses are located at the westernmost end of the lot, standing side by side in close proximity to each other and to their immediate neighbor (see Doctors' Home and Dr. Meisenhelder's Home & Office). Three of these four associated buildings are connected by means of two concrete tunnels. The buildings retain integrity despite some 1963 alterations and deterioration from long-term neglect. They are surrounded by grassy lawns in the front, concrete sidewalks, concrete and asphalt driveways, an asphalt parking lot, and a number of over-grown trees and shrubs that partially obscure the buildings from view. Iron and chain-link fencing runs along the northeastern boundary of the lot, separating the property from the adjacent York Fairgrounds. The two tunnels and landscape features such as the sidewalks, driveways, parking lot and fencing are not included in the resource count.

Setting

The four buildings stand in a widely spaced row immediately to the west of the York Fairgrounds' entrance gate on the north side of Market Street. Known as the York County Agricultural Society Fairgrounds during the early 20th century, the spacious York Fairgrounds encompasses the entire northeast boundary of the level, roughly L-shaped Sanitarium property. To the west of the property and across the street to the south are late-19th- and very early-20th-century residences. Many of these homes are three-story brick mansard row houses while others are 2-1/2-story brick and frame single vernacular dwellings. The property's boundaries have remained unchanged since 1952, and the grounds have had little alteration except for the removal of a two-story frame early-20th-century storage shed that stood to the rear of the Doctors' Home at 1259 West Market Street (see building marked "gone" on site plan).

Sanitarium

The original Sanitarium building is located at the eastern end of the property at 1253 West Market Street. It is approximately 110' wide by 31' deep. Stylistically the building falls into the Colonial Revival

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subtype known as Dutch Colonial due to its gambrel roof (as described in A Field Guide to American Houses by Virginia and Lee McAlester, page 322). The western half of the 3-1/2-story building (the original 1905 portion) is brick while the eastern half (the 1924 addition) is stucco-covered frame. Both halves sit on a raised limestone foundation and share an asphalt gambrel roof. The cornice is decorated with block modillions and the roof features an almost full-width frame shed dormer across the front.

There

is another smaller shed dormer as well as three gable dormers and a flush skylight across the rear. Most of the windows are rectangular with wooden double-hung 6/1 and 8/1 sash, and some of those in the frame addition are positioned in groups of two and three. Windows in the facade and west gambrel elevations

of the brick section have stone and brick jack arch lintels while those in the rear elevation are segmentally arched. Two elongated half-round windows flank a rectangular window in the one exposed brick gambrel end, and in the peak of the gambrel is a round ventilator with louvers. The brick half of the building has quoins as well as a two-story brick bay window in the center of its facade. Immediately to the west of the bay window is the main entrance, which features square pilasters, a rectangular transom and a pedimented gable. At the eastern end of the frame addition is a deep two-story sun porch, the upper deck of which has an iron railing. A partially obscured sign that reads "WEST SIDE SANITARIUM" is located in the gambrel end above the porch.

A three-story brick ell with a metal shed roof extends out from the rear elevation of the original brick building. The first- and second-story portion of the ell dates from 1905 while the third story was added in 1924. The addition is clearly identifiable due to a noticeable change in brick color. The elevator shaft, rising above the conjunction of main building and ell, is clad with metal shingles. Most windows in the ell are segmentally arched although several are rectangular and one is round-arched. Like those in the main building, the windows display some variation in size. One large tripartite window in the third floor of the ell's rear elevation adjoins an equally large angled skylight. There are also two small pyramidal skylights in the ell's roof.

Because this building began as a hotel and was converted into a sanitarium and later into a dormitory, it contains numerous rooms of differing size. On the first floor, the front door opens into a small foyer on the opposite side of which is the main staircase and elevator. The staircase is open to the third floor and is illuminated by two skylights. Immediately to the west of the doorway are three small rooms, and to the east is the large bay window room. The remainder of the building including the frame addition is laid out around a long and fairly wide corridor that bisects the space from east to west. Rooms of various size

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open off the corridor to the north and south of it. The secondary staircase is located on the north side of the corridor at the eastern end of the original building. This plan, including two rooms per floor in the rear ell, is generally the same from floor to floor although there are a number of differences. The second floor features a spacious porch at the easternmost end.

Although the building was later converted from its original medical function, some of the spaces and details continue to reflect that former use. On the first floor, the kitchen, dining room and cold storage room (including floor-to-ceiling coolers with heavy wood and metal doors) still remain in the rear ell, as do the business administration offices to the east and west of the main entrance. On either side of the eastern entrance are two rooms that were used for emergency treatment. Ambulances pulled up to the double doors beneath the porte cochere and delivered critical patients there. On the second and third floors are numerous small rooms, many of which were originally private hospital rooms. The majority of the second floor was an obstetrics ward, and the large sun porch was built especially for those patients. The operating room and pathological and x-ray laboratories were located on the third floor of the rear ell. These rooms adjoin one another around a central hub or seven-sided room, which is illuminated by a skylight. The walls of the operating room are entirely tiled and it is brightly lit from the rear by the large combination window and skylight. A number of sinks in this area and in various rooms throughout the building remain in place. Many of the building's doors have small windows, which are glazed with wire glass and are positioned at face level. These doors are located at the ends of corridors, in the stair hall and elevator areas, around the operating room/laboratory area and at various individual room entrances. Some of these doors are flush, some are paneled and some are equipped with wide metal bands at foot and hand level to protect the wood from hard use. These doors are especially evocative of a medical atmosphere, despite the building's later conversion to other uses.

Interior architectural features of note include molded wood window and door architraves, molded wood baseboards, both paneled and flush wooden doors, plaster walls, canvas-covered ceilings and two wooden staircases. The main open string staircase leads from the basement up to the third floor. It is angled and features square balusters, a molded wood handrail, pendants and square newel posts with finials. The closed string secondary staircase is somewhat plainer in design. It leads from the first floor up to the attic. The intact elevator serves all three floors plus the basement. A few of the rooms have drop ceilings and most floors are covered with linoleum. An unusual feature in the rear ell basement is a concrete tunnel, which was built in 1931 to connect this building to the adjacent Nurses' Home. The Sanitarium is currently in fair to poor condition due to long-term neglect, vandalism and widespread roof failure of a sieve-like nature rather than large gaping holes.

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Nurses' Home (front) and attached Sanitarium Annex (rear)

The centrally located medical building was also constructed in two sections. The front Nurses' Home was the first to be built in 1924 while the tall Sanitarium Annex behind it was added in 1930-31. Designed to complement the Dutch Colonial style of the original Sanitarium building, the frame Nurses' Home is also 3-1/2 stories tall with a gambrel roof. It is approximately 28' wide by 30' deep and has a three-story gable-roofed rear ell that is about 25' wide by 34' deep. Both house and ell are stuccoed. The house has a bracketed and denticulated facade cornice as well as a one-story full-width porch with Tuscan columns and an asphalt hipped roof. The house's roof, which has a corbeled brick interior chimney on the east end, has asphalt front and rear slopes. Its two top slopes, including the shed roof of the wide facade dormer, are covered with pressed metal shingles. The rear ell roof is also shingled with metal. Windows are rectangular with wooden double-hung 1/1 sash. Some are paired, and those in the facade have wooden shutters. An asphalt pent roof shelters the first floor of the ell along its east elevation, and a small asphalt shed-roofed porch with a wooden balustrade is located on the second floor of the same elevation.

The Nurses' Home was always used as a dormitory-style residence, so the vast majority of rooms in the house (including the rear ell) are small bedrooms. As originally planned, the central front door opened into a small foyer and then into a full-width front living room. Clustered around the central enclosed staircase on the first floor were five bedrooms, two bathrooms and a combination kitchen and dining room. The two upper floors were each laid out with about ten small bedrooms and two to three bathrooms. This floor plan remains much the same at the present time although the entrance foyer is gone. The molded woodwork is fairly decorative on the first floor but quite plain on the upper floors. The rooms have plaster walls and ceilings, paneled wood doors and linoleum-covered floors. The narrow hallways in the Nurses' Home adjoin the wider corridors in the attached rear Sanitarium Annex by means of a large ramp on each floor. This building is also accessed by two underground passageways, one on the east and one on the west. The eastern tunnel leads to the Sanitarium, as described above, while the western tunnel leads to the Doctors' Home. Both tunnels are concrete.

Built to be fireproof, the Sanitarium Annex has a steel frame, 12" curtain walls of structural clay tile, and concrete floors and roof. It is stuccoed to match the attached Nurses' Home. Approximately 35' wide by 84' long, the Annex is four stories tall with a raised basement and a one-story rear extension, originally used as a coal room. The flat roof is edged with terra cotta coping and encircled with an iron railing. The roof features several tall projections created by an elevator shaft, one of two stair towers and two

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chimneys. Windows are rectangular with large steel multi-light casement sash.

The interior of the Annex is utilitarian with wide full-length corridors on each floor. The elevator, which is recessed into a segmental archway on every floor, is located at the conjunction of the two buildings on the west side of the corridor. On the east side of the corridor, the two stair towers are located at the front and rear of the Annex. Fairly simple in design and constructed of metal, the two double staircases feature square balusters and newel posts. Both run from the basement to the fourth floor, and the one in the front continues up another level to access the roof. As originally laid out, the corridor on each floor was flanked by hospital rooms with shared bathrooms as well as several kitchens, dining rooms and nurses' stations. In 1963 the Annex was converted into 16 efficiency apartments, which did not affect the original floor plan to any great extent and which did nothing to disguise the building's original medical use. The rooms, corridors and stair towers have plaster walls and ceilings, metal baseboards, simple wooden trim, flush wooden doors and linoleum-covered floors. There are terrazzo floors in the bathrooms. The doorways throughout are particularly wide to allow patients on gurneys to be wheeled in and out.

As a result of long-term neglect, vandalism and, in the Annex, a certain amount of roof failure, this combined building is in fair to poor condition. The walls are covered with graffiti, the linoleum floor tiles are detaching, the steel casement windows are rusted shut, and most of the plaster walls and ceilings show signs of water damage. In general, the Nurses' Home is in better condition on the interior than the Annex, where puddles of water have collected on the fourth floor. Both sections of the building need repair on the exterior where the stucco is crumbling or has fallen off. Despite their condition and the Annex's 1963 renovation, both the Nurses' Home and Sanitarium Annex retain architectural integrity. Both also continue to reflect their original medical functions as a dormitory for staff and a hospital by means of their interior layouts and features. The Annex is clearly identifiable as a hospital by its exterior appearance as well.

Doctors' Home and Dr. Meisenhelder's Home & Office

The two vernacular Queen Anne residences at the western end of the lot are somewhat similar to one another. Built in c. 1905 as single dwellings, both are fairly narrow frame buildings, measuring about 20' wide by 40' deep. They stand on stone foundations and are 2-1/2 stories tall with cross-gabled slate roofs. When the eastern house (1259 West Market Street) was acquired by the West Side Sanitarium in 1930, its clapboard siding was covered with stucco in order to match the two medical buildings. It was also converted into two apartments for resident doctors and interns at that time, and a concrete tunnel was constructed to lead from its basement over to the Nurses' Home basement. The Doctors' Home features a

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large wraparound porch with Ionic columns on brick piers and a low balustrade, a two-story bay window on the facade gable, rectangular windows with double-hung 1/1 sash and molded wood hood moldings, and small Gothic windows in each of the four gable ends.

The first floor of the house originally had a front living room, central dining room and rear kitchen while the second floor had three bedrooms. When converted into an apartment house for doctors and interns in 1930, a bathroom was added on the first floor, and a kitchen and bathroom were added on the second. Perhaps at that time or possibly at a later date, two of the first-floor partition walls were removed, merging the former living room, dining room and kitchen together. This may have been done to create a more communal living space. The enclosed staircase along the west elevation of the house leads from the front door up to the second-floor apartment, which contains a front bedroom, central living room and rear kitchen and bath. Notable features in the building include plaster walls and ceilings, wooden floorboards, molded woodwork, paneled doors and arched alcoves created by the bay window. The house is in fair condition.

In 1945 the western house (1261 West Market Street) became the residence and private office of Dr. Edmund W. Meisenhelder, the institution's founder. Dr. Meisenhelder's Home and Office displays architectural details similar to those on the Doctors' Home although its narrow clapboard siding remains exposed and its original wraparound porch was removed at some point (date unknown). The front door is now sheltered by a tiny shed-roofed overhang. The gable ends are covered with wooden shingles laid in a staggered butt pattern and there are two interior brick chimneys. Most of the rectangular windows have double-hung 1/1 sash, but some in the rear have 2/2 sash. There is a one-story frame addition on the rear as well as a wooden exterior staircase that leads up to the rear second-story porch.

The interior layout of the house was originally the same as its neighbor at 1259, and Dr. Meisenhelder did little to change it when he purchased the house in 1945. Eschewing full retirement after selling the West Side Sanitarium in that year, the doctor continued to see private patients in his new home. He used the front living room as his office and treatment room while the central dining room was used as the reception area. He and his wife Frances lived in the rest of the house. Upon Dr. Meisenhelder's death in 1952, the house became part of the Sanitarium property and was converted at that time into two apartments for use by resident doctors and interns. That 1952 floor plan remains in place with a front bedroom, central living room and rear eat-in kitchen and bathroom on each floor. The staircase along the west elevation is enclosed. Notable architectural features include plaster walls and ceilings, wooden floorboards, molded woodwork and paneled doors including a set of varnished pocket doors on the first floor. The balustrade

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at the top of the staircase is missing. This house is in fair to poor condition since it has sustained some water damage in the rear portion due to roof failure.

The interior floor plans of these two c. 1905 vernacular Queen Anne residences no longer reflect their original function as single-family dwellings. They do, however, reflect the houses' 1930 and 1952 conversions into multiple living quarters for use by resident hospital staff. The current floor plans are virtually unchanged from that time period. The exteriors of both houses are readily identifiable as turn-of-the-20th-century residences despite the application of stucco over the original clapboard siding on the Doctors' Home, and the removal of the front porch on Dr. Meisenhelder's Home and Office. The majority of other exterior architectural features remain intact.

This currently vacant property has not been maintained for over 30 years. Its last use was a mainly single room apartment complex with a high turnover rate for tenants. Damage caused by sheer neglect was compounded by rampant vandalism. Despite the property's overall dereliction, it retains integrity since most of the buildings' exterior historical architectural features remain intact. It is also readily identifiable as a former medical facility since the tall white Annex clearly suggests a hospital of some type, and since the words WEST SIDE SANITARIUM remain in place in the east gambrel end of the Sanitarium.

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The West Side Sanitarium property meets eligibility requirements for listing in the National Register of Historic Places under Criterion A in the area of Health and Medicine. The group of buildings is locally significant for its role as one of only two large medical facilities in York during the first half of the 20th century. Although considerably smaller than York Hospital and slightly different in medical technique, the highly successful and privately operated West Side Sanitarium was an important institution in the community, touching the lives of thousands of its citizens. The period of significance begins in 1919 when Dr. Edmund W. Meisenhelder first purchased the property with plans for a sanitarium, and ends in 1953 per the current 50-year guideline for National Register eligibility.

History of the West Side Sanitarium Property

The sanitarium property is located in West York Borough, which was originally planned as a suburb of York City, the governmental seat of York County. In the very late 19th century, brothers Henry and Martin Ebert conceived the idea of developing a tract of their family's farmland into a western suburb of the city. They contributed 160 acres in West Manchester Township for that purpose, adding also land from neighboring farms belonging to Jacob Aldinger and Herman Hoke. The plan was immediately successful. Numerous industries were quickly established in Eberton, as the new suburb was called, during the late 1890s and the first few decades of the 20th century. Homes, many of them in attached rows, were built to house the employees of those industries, and the population boomed. In 1904 Eberton was incorporated as a borough and its name changed to West York. It is approximately a half-square mile in size.

As the population of the new municipality increased, the need for a local medical facility became apparent. When Dr. Edmund W. Meisenhelder opened the West Side Sanitarium in a converted double residence at the intersection of North Hartley and Lincoln Streets in 1913, he was immediately inundated with patients. Despite its success, Dr. Meisenhelder was forced to close the sanitarium and sell the building when he was drafted into the army in World War I. Upon his return in 1919 he resumed his career, purchasing the Hotel Trattner (originally known as the Cliff House hotel) at 1253 West Market Street for his new sanitarium. Market Street had in 1913 become a part of the Lincoln Highway, and the hotel's prominent location along that thoroughfare was a desirable one. Built in 1905, the 3-1/2-story brick hotel was a popular hostelry. It is not known why the owners decided to sell it to Dr. Meisenhelder. The hotel building was designed in the Colonial Revival subtype known as Dutch Colonial. It featured a gambrel roof with five gable dormers across the front and back, a two-story brick bay window in the center of the facade, a one-story full-facade porch, and a two-story brick rear ell with a two-story porch. The architect who designed the hotel has not been identified. In 1920 Dr. Meisenhelder began making the

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alterations necessary to convert the hotel into a medical facility. In addition to the interior renovations, there were two notable exterior changes. One was the removal of the front porch, and the other was the replacement of the facade dormers with a single, nearly full-width shed dormer. The new West Side Sanitarium opened for business in March 1920.

Only four years later the facility had to be enlarged. The former hotel was doubled in size by means of a stucco-covered frame addition on the east gambrel elevation. This extension was built in the same dimensions and style as the original building, varying only in construction material. An elevator was installed in the center of the original building at this time, and the rear ell was enlarged. It was given a third story, its porch was enclosed and a small one-story rear extension was added. The 1924 expansion project also included the construction of a residence for the nursing staff (called Nurses' Home in the following text) to the west of the enlarged former hotel (called Sanitarium). This 3-1/2-story stucco-covered frame building at 1257 West Market Street was designed to match the Sanitarium's Dutch Colonial style. The architect for this expansion project is not known.

In 1930-31 the complex was again enlarged. A massive four-story Sanitarium Annex, built of fireproof materials and covered with stucco, was added to the rear of the Nurses' Home. This state-of-the-art facility was designed by local architect Edward Leber, who had formerly been the junior partner in the successful architectural firm of Hamme and Leber. Both Leber and his associate John B. Hamme had been pupils of the Dempwolf brothers, York's premier architects from the 1870s to the 1920s, and their work reflected the Dempwolf influence.

Also in 1930 Dr. Meisenhelder purchased the frame vernacular Queen Anne residence next door at 1259 West Market Street. The c. 1905 single-family house was converted into two apartments for resident doctors and interns (Doctors' Home), and was covered with stucco to complement the other buildings in the complex. An underground passageway was built to connect the newly acquired building to the Nurses' Home, and a second tunnel connected the Nurses' Home to the rear ell of the original building. These concrete block tunnels were used to transport patients as well as food and supplies.

Dr. Meisenhelder sold the West Side Sanitarium in 1945 to a group of doctors who had been looking for an appropriate facility in which to start an osteopathic hospital. He had planned to retire but instead he bought the vernacular Queen Anne house at 1261 West Market Street next door to the Doctors' Home. Continuing to maintain his association with the West Side Sanitarium throughout his life, he operated a private practice on the first floor of the c. 1905 frame building and lived upstairs with his wife Frances

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until his death in 1952. The doctors who purchased the sanitarium property incorporated their new institution as the West Side Osteopathic Hospital in June 1945. The hospital prospered to the extent that it began to outgrow the West Market Street facilities in only ten years. Studies showed that the existing buildings could not be enlarged enough to alleviate the problem, so a new hospital building on South Belmont Street to the east of York City was planned and eventually constructed. Memorial Osteopathic Hospital opened in February 1962 and continues to operate at that location in the present day.

After the Osteopathic Hospital moved away, the complex of buildings stood vacant for a year and a half. The buildings were beginning to show signs of neglect when they were purchased in August 1963 by Mrs. G. Blanche Thompson for use as a campus for her Thompson Business College. Mrs. Thompson, a well-respected educator and businesswoman, had founded the school in 1921. It retained an excellent reputation over the years, offering a wide range of courses in accounting and secretarial studies at two locations in Harrisburg and York. Immediately after purchasing the complex, Mrs. Thompson and her son Alexander converted the four-story Sanitarium Annex into 16 efficiency apartments for rent. The Thompson Business College was housed in the Sanitarium, and the Nurses' Home was used as a men's dormitory. Three off-campus residences provided housing for female students. Dr. Meisenhelder's Home and Office had been converted into two apartments for resident hospital staff in 1952 after his death, and those apartments as well as the two in the Doctors' Home were rented to students and the general public.

Just prior to her death in 1970, Mrs. Thompson sold the college but not the property to the International Correspondence Schools of Scranton. Her son Alexander inherited the complex of buildings and a lifelong monthly stipend. He became heavily involved with the Aquarian Church of Universal Service, an institution subscribing to metaphysical beliefs. During the 1970s and '80s Thompson trained 165 Aquarian ministers at the West Market Street complex and allegedly sold at least part of the property to the church in 1976. In the late '80s he withdrew his support from the church and entered into a lengthy legal battle to reclaim full ownership of the property. He died in 2000 with the battle still unresolved; however, the church principals recently gave up their claim due to ill health and lack of funds.

Alexander Thompson continued to rent the apartments but never maintained any of the buildings or the grounds. The result of over 30 years of neglect is a major eyesore along the borough's main street. The four buildings are so badly deteriorated and vandalized that they are unsafe. Roof failure and broken windows have allowed extensive water damage. PFG Capital Corporation, a local development company, is currently considering purchasing the property. Using the Federal Rehabilitation Investment Tax Credit Program, the company plans to create an apartment complex for low- to moderate-income residents.

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Medical Significance

Brief History of American Hospitals

The nation's first hospitals were established to prevent the spread of contagious disease. These 18th-century institutions were often dirty, unventilated and contaminated with infections. The patients were tended by lay nurses who had no medical skills and by doctors who had no formal training, and the mortality rate was high. Temporary military hospitals were set up during and after the Revolutionary War, and almshouses and workhouses sometimes provided an infirmary for their inmates. The concept of charity played an important role in early American hospital care. Social rather than medical need determined whether or not a sick or injured person would be cared for at home or at a hospital. Those with families were tended at home; only indigent people without any network of familial support were admitted to a poorhouse infirmary or hospital to be cared for in the tradition of benevolence for the needy.

The Civil War experience marked a turning point in American hospitals. There was little change in therapeutics or diagnostics, except for anesthesia, from those practiced during the previous war. But the physical and administrative structure of the hospital was transformed during this time. As Florence Nightingale had advocated in the 1850s, cleanliness, order and ventilation were the requirements for a modern hospital, and properly designed hospitals and trained professional staff could ensure those requirements. Mortality rates at military hospitals dropped dramatically. By the latter half of the 19th century, a sick or injured person had a better chance of recovery in a hospital than at home, a complete reversal of the situation in former times.

By about 1875 the concept of voluntary hospitals began to take hold; that is, a hospital open to everyone in the community. In these hospitals physicians could practice surgery and obstetrics, and medical students could receive clinical instruction. By the late 19th century, the medical profession had advanced to an unprecedented level of knowledge and skill. Physicians trained at medical universities in America and Europe, professional nursing care was emphasized, new remedies and procedures were rapidly being discovered and introduced, and medical societies were established to further the cause of medical science. Facilities continued to improve, physicians achieved greater success with their patients and the public came to realize that certain forms of disease and injury were better treated in a hospital than at home. By the time Dr. Edmund Meisenhelder began his career as a surgeon just after the turn of the 20th century, hospitals had become generally accepted, and most cities and some towns had one.

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York's First Hospital

The Borough of York, incorporated as a city in 1887, was no exception. York Hospital and Dispensary was established in 1881 on the former Mt. Vernon Park Beer Garden and Empire Brewery property on New Street (now College Avenue) beside the Codorus Creek. The property had been purchased and donated by Samuel Small, Sr., a local benefactor and founding partner in the mercantile dry goods and hard-ware firm of P.A. & S. Small, the largest business of its kind in York County. A strong advocate of the tradition of benevolence and responsibility toward those in need, Small spearheaded a drive for \$70,000 to make the necessary modifications to the existing buildings. He served on the hospital's first Board of Directors along with four other businessmen of the same social standing and beliefs. The remainder of the Board was made up of four medical doctors, one of whom was Dr. Meisenhelder's father. The directors obtained \$7,000 from the State Legislature and \$2,000 from private sources to support and equip the hospital, and they also paid for some of the equipment themselves. For several years after its founding, medical doctors from the York County Medical Society treated patients free of charge. Some of these patients, who came from York City as well as from the surrounding county, were charity cases. Others were patients who had been referred by their own physicians and who paid a fee for board, fuel, light, laundry and nursing services. Most were treated on an outpatient basis; those with incurable or contagious diseases or with mental illness were not treated at all and were sent home.

In 1894 a training school for nurses was set up at the hospital, and in 1899 an ambulance was acquired. By the turn of the 20th century, the c. 1870 former brewery building could no longer adequately serve the needs of the hospital staff and clientele. In 1902-03 it was converted into a residence for nurses and four new wings were constructed to provide space for private and public wards, a maternity ward, a children's ward, an operating room, a kitchen, a laundry and a residence for helpers. This expansion cost about \$80,000, approximately 75% of which came from funds appropriated by the State Legislature. The remainder was donated by private individuals, notably A. B. Farquhar. The hospital complex was again enlarged when an additional private ward was built in 1912. By the late 1920s, however, it had become clear that a much larger and more modern facility was needed. Accordingly, after a two-year fund-raising drive, a new York Hospital was constructed in 1929 at the southern end of the city. The South George Street institution remains in operation today as the county's oldest and largest hospital.

Dr. Meisenhelder's Sanitarium

Dr. Edmund Webster Meisenhelder (1876-1952) graduated in 1898 and received his Master of Arts degree in 1901 from the Pennsylvania College in Gettysburg (now known as Gettysburg College). He was that institution's first graduate to be admitted to the renowned Johns Hopkins Medical School, where he

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received his Doctor of Medicine degree in 1902. After doing graduate work in Washington, D.C. and Cleveland, Ohio, Dr. Meisenhelder joined York Hospital as a surgeon, a position he held from 1905 to 1913. He did further graduate work in 1909-10 while employed by the hospital. These additional studies took him to London, Vienna, Berlin and Munich where he began to develop theories and techniques that differed from those practiced at his place of employment. This difference became apparent as he returned to York Hospital, and it immediately created friction between him and his fellow doctors. The conflict came to a head one day when Dr. Meisenhelder saved a patient's life by using a technique that was considered at the time to be highly unorthodox, although it later became a common practice. The patient was suffocating from an obstruction in his windpipe, and the doctor successfully performed what is today known as a tracheotomy. This occurrence led to a parting of ways as Dr. Meisenhelder left York Hospital to establish his own health care institution.

The West Side Sanitarium was Dr. Meisenhelder's dream where surgical, medical and obstetrical patients were treated in the manner he believed was best. Although a medical doctor, his theories were more closely allied with osteopathy, which utilizes generally accepted physical, medicinal and surgical methods of diagnosis and therapy while placing chief emphasis on the importance of normal body mechanics and manipulative methods of detecting and correcting faulty structure. His choice of name for his new medical facility underscores its difference from York Hospital. Webster's Dictionary describes a hospital as an institution where the sick and injured are given medical or surgical care while a sanitarium is described as an institution for the care of invalids or convalescents, often making use of local natural resources. Dr. Meisenhelder owned several farms. One of them, the Tulip Poplar Guernsey farm near Weigelstown in Dover Township, provided fresh garden crops and dairy products to the Sanitarium patients. Cleanliness was stressed as well as sunshine and fresh air. One of the features added to the original Sanitarium building during the 1924 expansion was a large open sun porch, which was used by all patients but especially by convalescing obstetrical patients. Many a family in York got their first glimpse of the new baby looking up at that porch.

Dr. Meisenhelder quickly gained a lasting reputation as an excellent surgeon, and his Sanitarium was recognized by the American College of Surgeons as well as by the American Medical Association, which approved the facility with a Class A rating. As chief surgeon Dr. Meisenhelder was assisted by nine medical doctors and 25 practical nurses. The original Sanitarium building including its 1924 expansion contained 32 private rooms, a delivery room, a nursery, an operating room, pathological and x-ray laboratories, a separate isolation unit, business offices, a kitchen, a nurses' dining room and two cold storage rooms. The porte-cochere beneath the sun porch was the entrance into two emergency rooms.

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There were also 32 private rooms with connecting baths in the fireproof Annex as well as a nursery, four diet kitchens, a laundry, a steam plant, a water softening plant and storage facilities. Dormitory accommodations for 25 nurses were provided in the Nurses' Home, and the Doctors' Home had two apartments for use by resident doctors and interns who were in training.

A "Rules and Rates" list dated February 15, 1934 gives some insight into the cost of privately run medical facilities at that time. Rooms in the Sanitarium cost \$5.00 a day without a bathroom, \$6.00 with a bathroom. Annex rooms were more expensive at \$7.50 for those without a bathroom and \$8.00 with a bathroom and telephone. The modern Annex rooms were promoted as being decorated in soft and pleasant colors, and furnished with metal furniture including a bed, an easy chair and a writing desk as well as a picture, a plant and outlets for radio and telephone. There were fees for the operating room (\$10.00), for laboratory work (\$5.00), for the delivery room (\$5.00) and for the care of a newborn infant (\$1.00 a day for each day after birth). Special nurses could be brought in to care for a patient; a \$1.25 fee was charged for their room and board. Extra fees were charged for x-rays, electrotherapy, electrocardiograms, metabolism determinations, serums, special prescriptions, special dressings, pathological and autopsy work, ambulance service, breakage, beverages and special diets. A refund was available if splints were returned in good condition. If all fees were paid before the patient was discharged, a 10% discount was given. A note at the bottom of the list reads, "The physician who refers you to this institution receives no compensation for it. Please make separate payment to him for his services."

From the moment it opened its doors in March 1920, the West Side Sanitarium was a success. Considerably smaller than York Hospital but always busy, it was noted for the cheerful homey atmosphere considered so important to a patient's recovery by Dr. Meisenhelder. That type of comfortable and individualized environment was not prevalent in the large wards at York Hospital. When Dr. Meisenhelder made the decision to retire, he wanted the same level of personal care to remain. Satisfied that the group of osteopathic doctors shared his vision, he sold the sanitarium to them in 1945, and the West Side Sanitarium became the West Side Osteopathic Hospital.

Brief Overview of Osteopathy

Osteopathy was neither well-understood nor widely accepted at the time. It had been invented in the 1860s by Andrew Taylor Still as a reaction against what he considered to be the excessive use of medicines and invasive surgeries. Still believed that the body is capable of manufacturing its own remedies against disease when its musculoskeletal system is properly aligned and when it is subjected to

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favorable environmental conditions and adequate nutrition. He used physical manipulation and opposed drugs, vaccines and serums as well as surgery except in extreme cases. Over the years, interest in osteopathy grew both in American and Great Britain, and various schools and colleges were established. Osteopathy gradually became accepted throughout the late 19th and early 20th centuries, but it continued to be viewed as a marginal or alternative profession similar to chiropractic and homeopathy until the 1950s. However, by the early 1970s osteopathic physicians came to enjoy full rights to medical practice in all fifty states and had established numerous successful hospitals across the nation, including one in York, Pennsylvania.

West Side Osteopathic Hospital

Although at least eight osteopathic doctors had set up private practices in York since 1902, the West Side Osteopathic Hospital was the first venture of its kind in the area, and it was viewed with considerable skepticism by the surrounding community. Some of that skepticism was overcome by the fact that many of the Sanitarium employees were retained, thereby creating a sense of continuity. The new hospital announced its opening in an advertisement that pledged its dedication to "...continue to offer the same high standards and services as the people of this community have grown to expect of [the West Side Sanitarium]." (Kammer 1986) The majority of the nursing staff, the laboratory technician and the office manager as well as many employed in the administrative, kitchen, maintenance and laundry facilities continued to work there. The hospital opened with 13 doctors of osteopathy, 56 employees and numerous volunteers from the York Osteopathic Women's Association. Licensed to practice all phases of osteopathic medicine, surgery, obstetrics and medical care, the West Side Osteopathic Hospital was soon even busier than its predecessor, so much so that it outgrew the site in only ten years.

The U.S. Public Health regulations in the mid-1950s designated three types of hospital areas: base, intermediate and rural. York County fell into the intermediate designation, which required four beds per every 1,000 citizens. By this standard, the County needed 855 beds but was short that number by 386. West Side Osteopathic Hospital was providing only 75 of the required beds, and these were squeezed into the overcrowded rooms in the Sanitarium and Sanitarium Annex buildings. Additionally, there was concern that some of the West Side beds were not located in a fireproof environment. Also, the mechanical systems that had been installed in 1920, '24 and '31 began to break down, and it was determined that the installation of new systems was not economically feasible. The solution was to build a new and much larger hospital. After several years of planning and fund-raising, Memorial Osteopathic Hospital was constructed a short distance to the east of York City. Now known as Memorial Hospital, it continues to operate at that location in the present day.

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Comparisons

Medical attention was readily accessible to York Countians during the first half of the 20th century. Citizens could easily obtain the services of numerous individual doctors with private practices in the city and across the county. There are no available directories that specifically address York's medical community during this time period; however, the general city and county directories list a large number of physicians, most of whom operated solitary or two-partner practices. There were several state- and locally operated health facilities for the public such as the Commonwealth of Pennsylvania Free Tuberculosis Dispensary (or State Clinic), the Maternal Health Center, which was a weekly clinic run by two nurses and a social worker, and the 14-bed Convalescent Home, which was run by the Daughters of Our Lady of Mercy. Additionally, there were a number of small private convalescent or nursing homes that operated out of converted residences as well as the Visiting Nurse Association, which was founded in 1904 and is still functioning in the present day.

For serious illness, injury and childbirth during that time period, there were only two hospitals in York City from which to choose, York Hospital and West Side Sanitarium. Of the two, York Hospital was the oldest and largest. When Dr. Meisenhelder opened his new Sanitarium Annex in 1931, he increased the institution's bed capacity to 64 and was assisted by nine medical doctors. By comparison, York Hospital in the same year had 125 beds and 36 medical doctors on staff. It gradually increased in size over the years, far outstripping the more modest West Side Sanitarium. There was no question but that York Hospital remained far in advance of the smaller institution with regard to sheer size, modern equipment, visiting specialists, new techniques and more. West Side Sanitarium, however, while not large, was recognized as an up-to-date facility. The 1931 Annex was considered to be a state-of-the-art medical building. Both of these medical institutions continuously maintained excellent reputations throughout their histories.

Aside from their disparity in size, the main difference between West Side Sanitarium and York Hospital was a philosophical one. For one thing, West Side was a private hospital entirely run by Dr. Meisenhelder himself. York Hospital was operated by a Board of Directors, some physicians but more businessmen. These directors could not have the personal touch that Dr. Meisenhelder had in his own institution. He believed that rest, sunshine, fresh nutritious food, pleasant surroundings and personal care would best help his convalescing patients. He insisted on a homey, comfortable atmosphere. This type of healing environment was not as readily available to patients in the long wards at York Hospital, or to its many outpatients. Dr. Meisenhelder did perform many surgeries and was in fact renowned as a surgeon;

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however, he was more inclined to follow the osteopathic way of reducing the amount of medicines and surgeries. When the institution became the West Side Osteopathic Hospital, his basic philosophy was continued along with an increased emphasis on the body's musculoskeletal health. Like its predecessor and York Hospital, West Side Osteopathic Hospital also continuously maintained an excellent reputation.

So vital a part of the York community was the West Side Sanitarium that the group of buildings is still widely recognized and remembered by locals today, despite its later seven-year tenure as the Thompson Business College and its 33-year period of single-room apartments, neglect and dereliction. Even in its present state of decay, the property continues to be known as the West Side Sanitarium, or sometimes as the "first Memorial Hospital."

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Section 9 Page 1

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VERBAL BOUNDARY DESCRIPTION

Contiguous York County tax parcels # 133-88-4-1A, 133-88-13-109, and 133-88-13-109A.

BOUNDARY JUSTIFICATION

Dr. Edmund W. Meisenholder purchased parcel 4-1A in 1919, parcel 13-109 in 1930 and parcel 13-109A in 1945. These three contiguous lots contain the four associated buildings that make up the West Side Sanitarium property. The lots have been sold together as one unit since 1963 when Mrs. G. Blanche Thompson purchased the property from the West Side Osteopathic Hospital, Inc.

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Section Photographs Page 1

PHOTOGRAPHS

The following information is common to all ten photographs:

1. West Side Sanitarium
2. York County, PA
3. B. Raid, Architectural Historian
4. March 2003
5. Historic York, Inc. P.O. Box 2312 York, PA 17405

6. View of property from York Fairgrounds (Sanitarium at left, Nurses' Home with rear Sanitarium Annex at right) -- camera facing southwest
7. 1

6. View of property from York Fairgrounds (Sanitarium at left, Annex at right)-- camera facing west
7. 2

6. South (facade) & west elevations of Sanitarium -- camera facing northeast
7. 3

6. South (facade) & east elevations of Nurses' Home in front with attached Sanitarium Annex in rear -- camera facing northwest
7. 4

6. West & north (rear) elevations of Sanitarium Annex -- camera facing southeast
7. 5

6. South (facade) & east elevations of Doctors' Home (at right) & Dr. Meisenhelder's Home & Office (almost obscured by tree at left) -- camera facing northwest
7. 6

6. South (facade) & west elevations of Dr. Meisenhelder's Home & Office, Doctors' Home (tree in front yard), Nurses' Home (almost obscured by tree) & rear ell of Sanitarium (reading from left to

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West Side Sanitarium
York County, PA

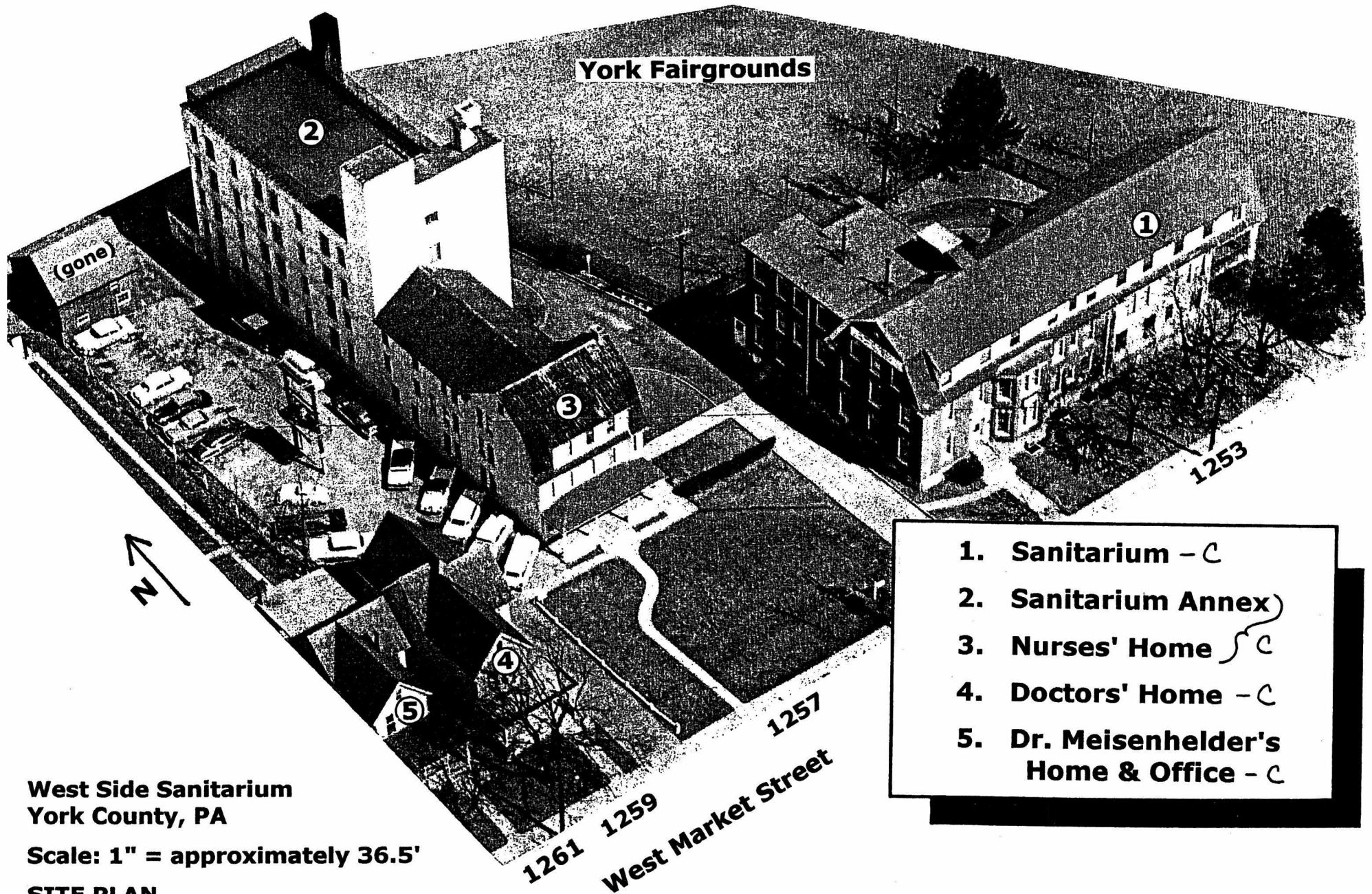
Section Photographs Page 2

- 7. right) -- camera facing northeast
7. 7

- 6. Second floor bay window room in Sanitarium -- camera facing southeast
7. 8

- 6. Second-floor of Sanitarium Annex, room on west side of corridor -- camera facing west
7. 9

- 6. Fourth-floor corridor in Sanitarium Annex -- camera facing south
7. 10



York Fairgrounds

(gone)



**West Side Sanitarium
York County, PA**

Scale: 1" = approximately 36.5'

SITE PLAN

(c. 1963 aerial view of property)

- 1. Sanitarium - C**
- 2. Sanitarium Annex)**
- 3. Nurses' Home } C**
- 4. Doctors' Home - C**
- 5. Dr. Meisenhelder's Home & Office - C**

1253

1257

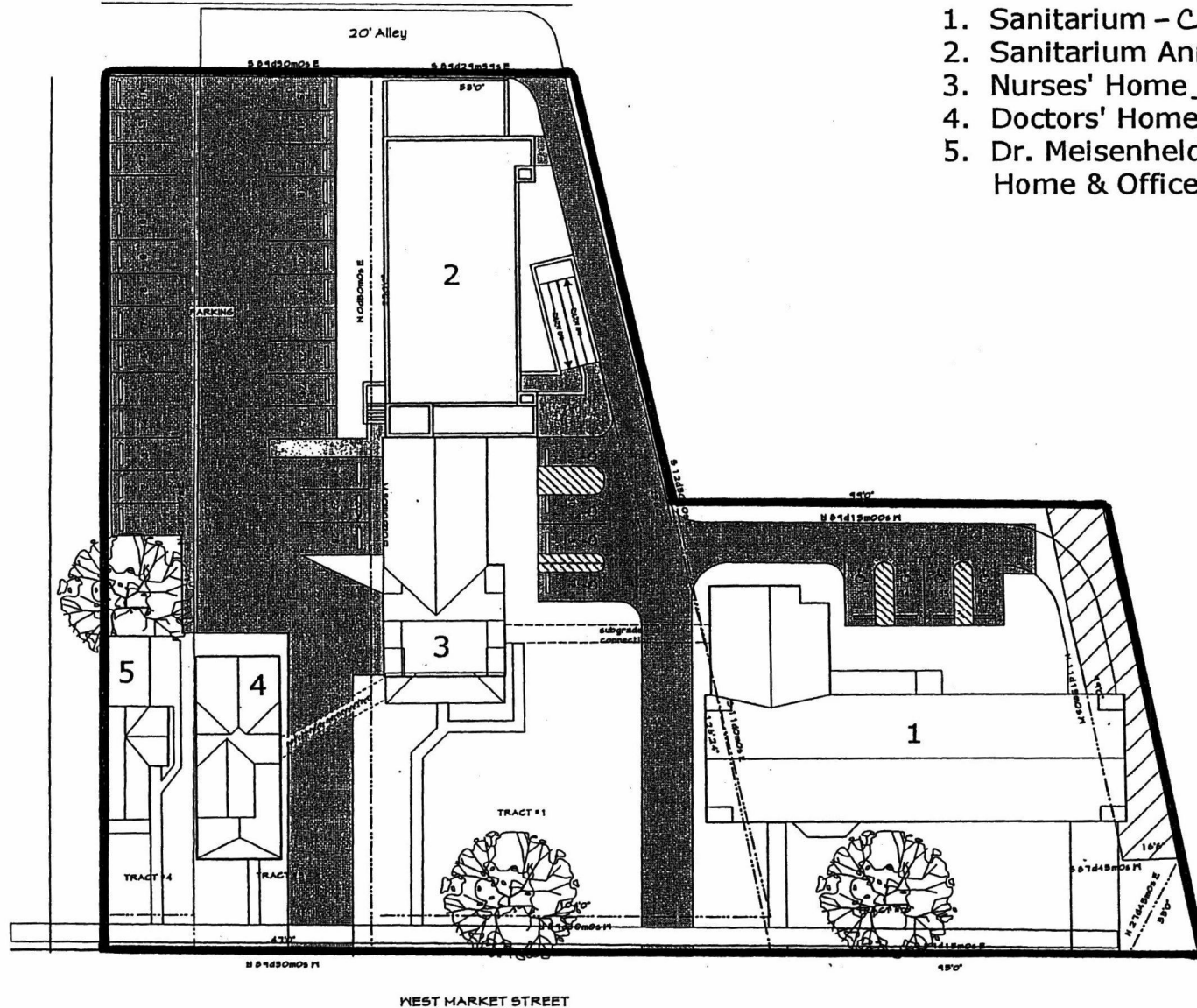
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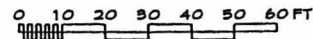
West Side Sanitarium
York County, PA

Site Plan with Boundary Lines

1. Sanitarium - C
2. Sanitarium Annex
3. Nurses' Home - C
4. Doctors' Home - C
5. Dr. Meisenhelder's Home & Office - C



SITE PLAN
Scale: 1" = 20 FT

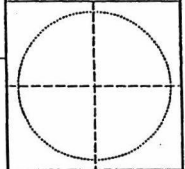


NOTE: Schematic site plan information taken from deed descriptions and field survey and is not to be used for any purpose except schematic design and general layout and arrangement.



Design Firm
Steven Glickman Architect
219 Ferry Street, 2nd Flr
Easton, PA 18042
610.253.6536 steven@sga.net

Consultant



Project Title
FEASIBILITY STUDY
West York Osteopathic Hospital
West Market Street
West York, PA

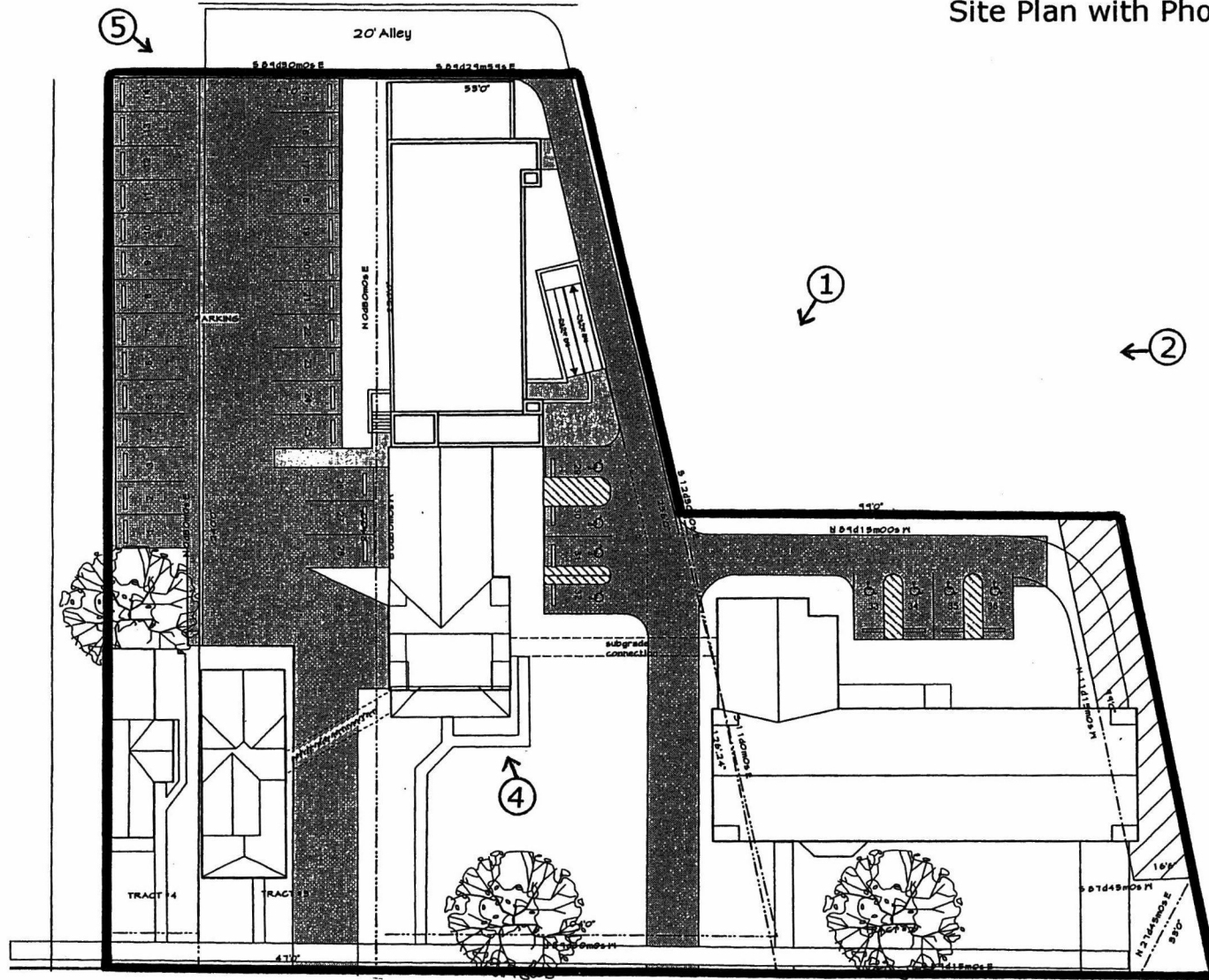
Mark	Date	Description
1	8/27/02	Revision

Sheet Title
Schematic Site Plan

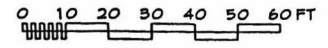
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Drawing No
SP-1.1

West Side Sanitarium York County, PA

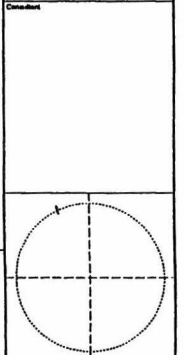
Site Plan with Photo Locations



7
SITE PLAN
 Scale: 1" = 20 ft



NOTE: Schematic site plan information taken from deed descriptions and field survey and is not to be used for any purpose except schematic design and general layout and arrangement.



Project Title
FEASIBILITY STUDY
 West York Osteopathic Hospital
 West Market Street
 West York, PA

Mark	Date	Description
1	8/27/02	Revision

Project No: 7-12-02
 DWG File Name: Sls_Plan
 Drawn by: S.G.
 Checked by: S.G.

Sheet Title
Schematic Site Plan

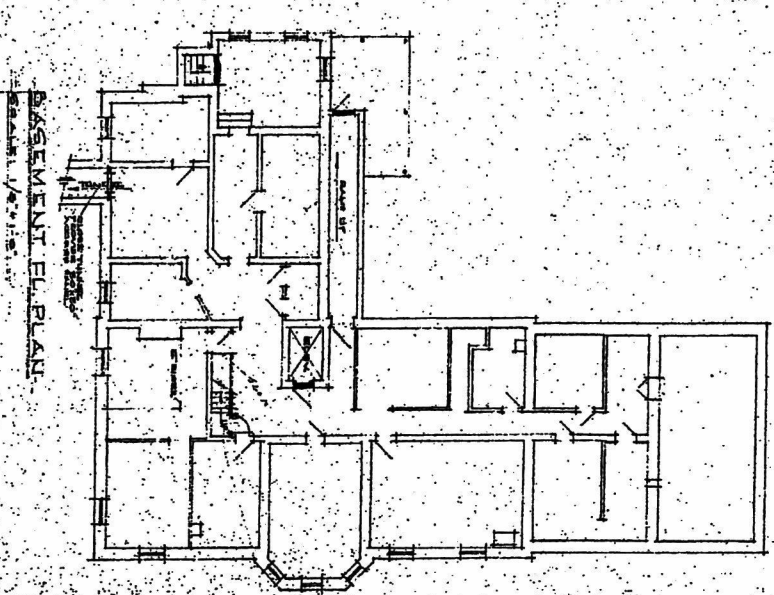
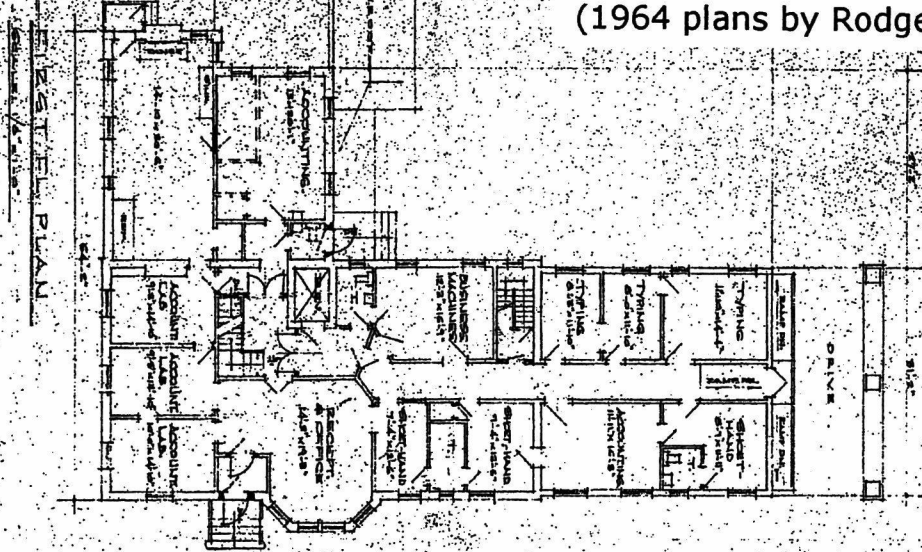
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SP-1.1

West Side Sanitarium
York County, PA

Sanitarium (1253 W. Market St.)

Floor Plans
Basement & First Floor

(1964 plans by Rodger I. Diamond, R.A.)



ALTERNATIONS & ADJUSTMENTS
EXISTING BUILDING
1253 W. MARKET ST.
YORK COUNTY, PA
RODGER I. DIAMOND, R.A.
The Office of Rodger I. Diamond, R.A.
York, Pa.

DATE	NOV 1964
SCALE	1/8" = 1'-0"
PROJECT	WEST SIDE SANITARIUM
NO.	485



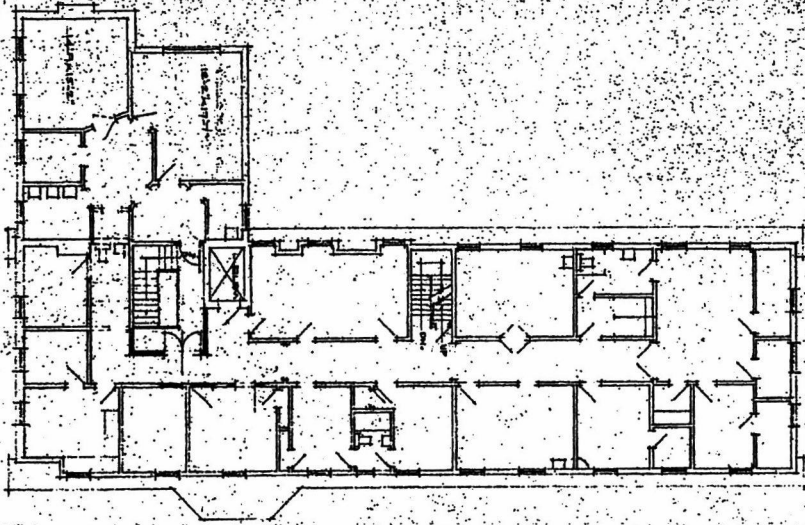
West Side Sanitarium
York County, PA

Sanitarium (1253 W. Market St.)

Floor Plans & Photo Location
Second & Third Floors

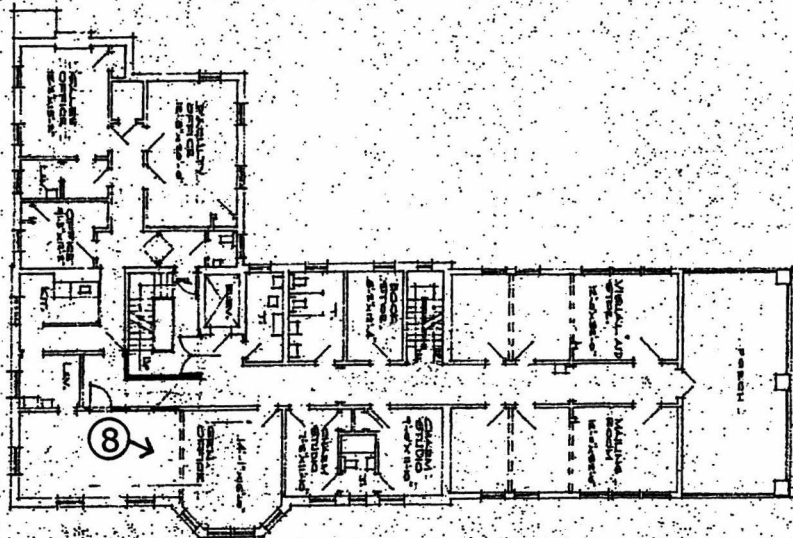
(1964 plans by Rodger I. Diamond, R.A.)

THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"



LEG
 - - - - - Wall
 - - - - - Partition
 - - - - - Staircase
 - - - - - Elevator
 - - - - - Door
 - - - - - Window
 - - - - - Radiator
 - - - - - Sinks
 - - - - - Stoves
 - - - - - Refrigerators
 - - - - - Washers
 - - - - - Dryers
 - - - - - Freezers
 - - - - - Air conditioning
 - - - - - Heating
 - - - - - Electrical
 - - - - - Plumbing
 - - - - - Mechanical

SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



ALTERATIONS & ADDITIONS
 TO THE
 WEST SIDE SANITARIUM
 YORK COUNTY, PA
 ARCHITECTS
 RODGER I. DIAMOND, R.A.
 1253 W. MARKET ST.
 YORK, PA 17403
 1964

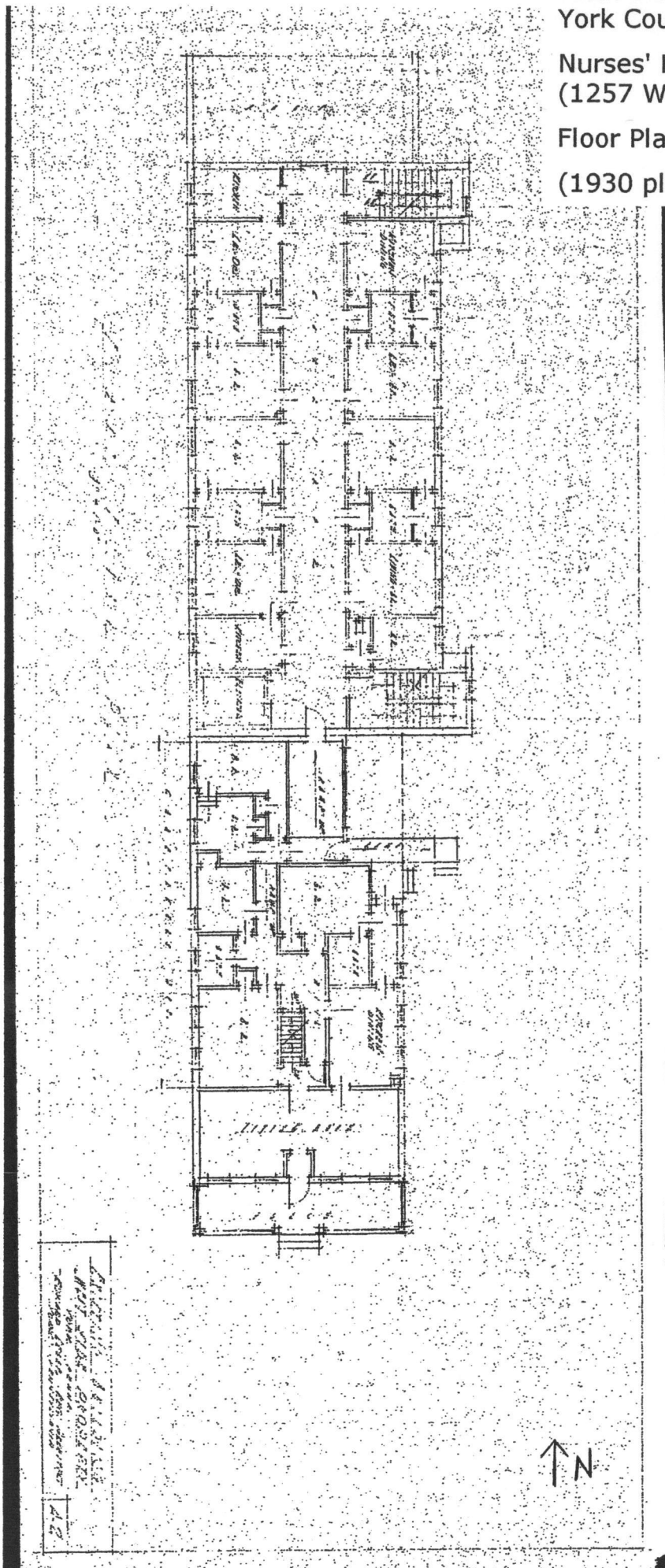


West Side Sanitarium
York County, PA

Nurses' Home & Sanitarium Annex
(1257 W. Market St.)

Floor Plans -- First Floor

(1930 plans by Edward Leber, R.A.)

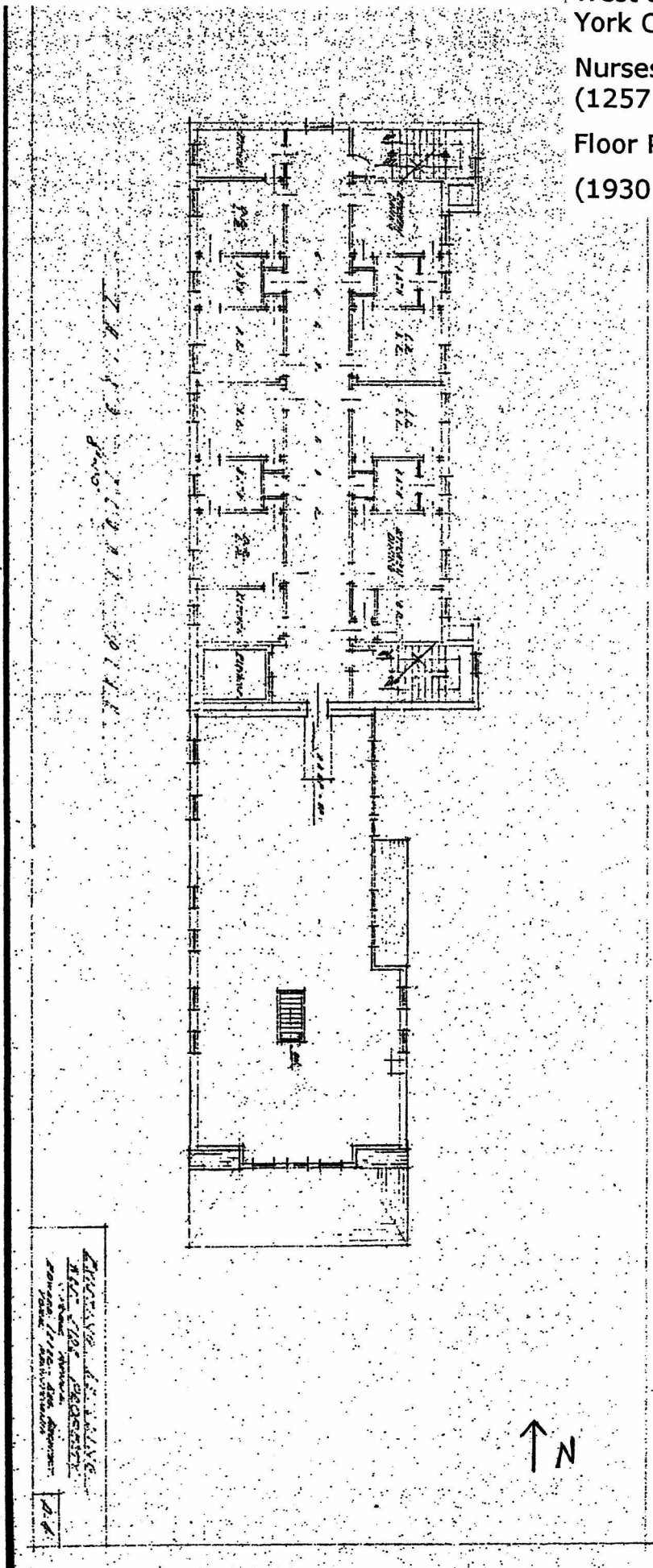


West Side Sanitarium
York County, PA

Nurses' Home & Sanitarium Annex
(1257 W. Market St.)

Floor Plans -- Third Floor

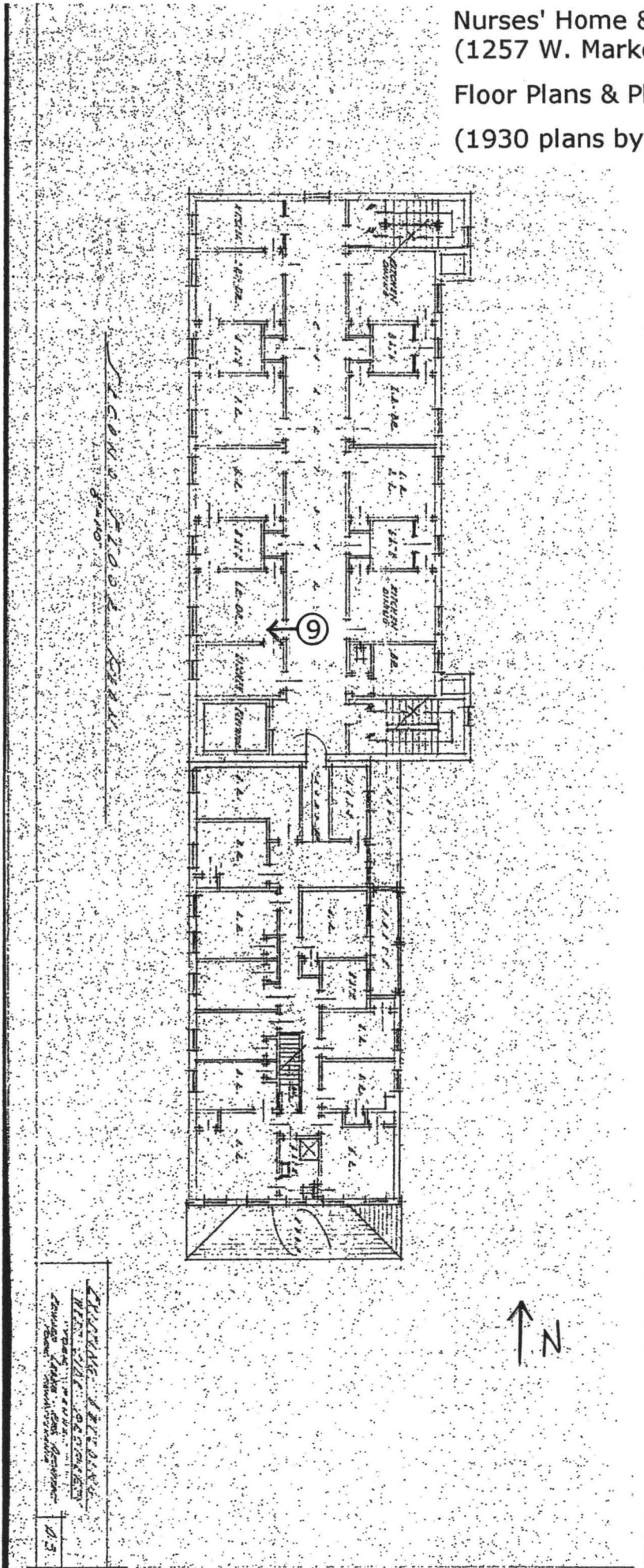
(1930 plans by Edward Leber, R.A.)



WEST SIDE SANITARIUM
York County, PA

Nurses' Home & Sanitarium Annex
(1257 W. Market St.)

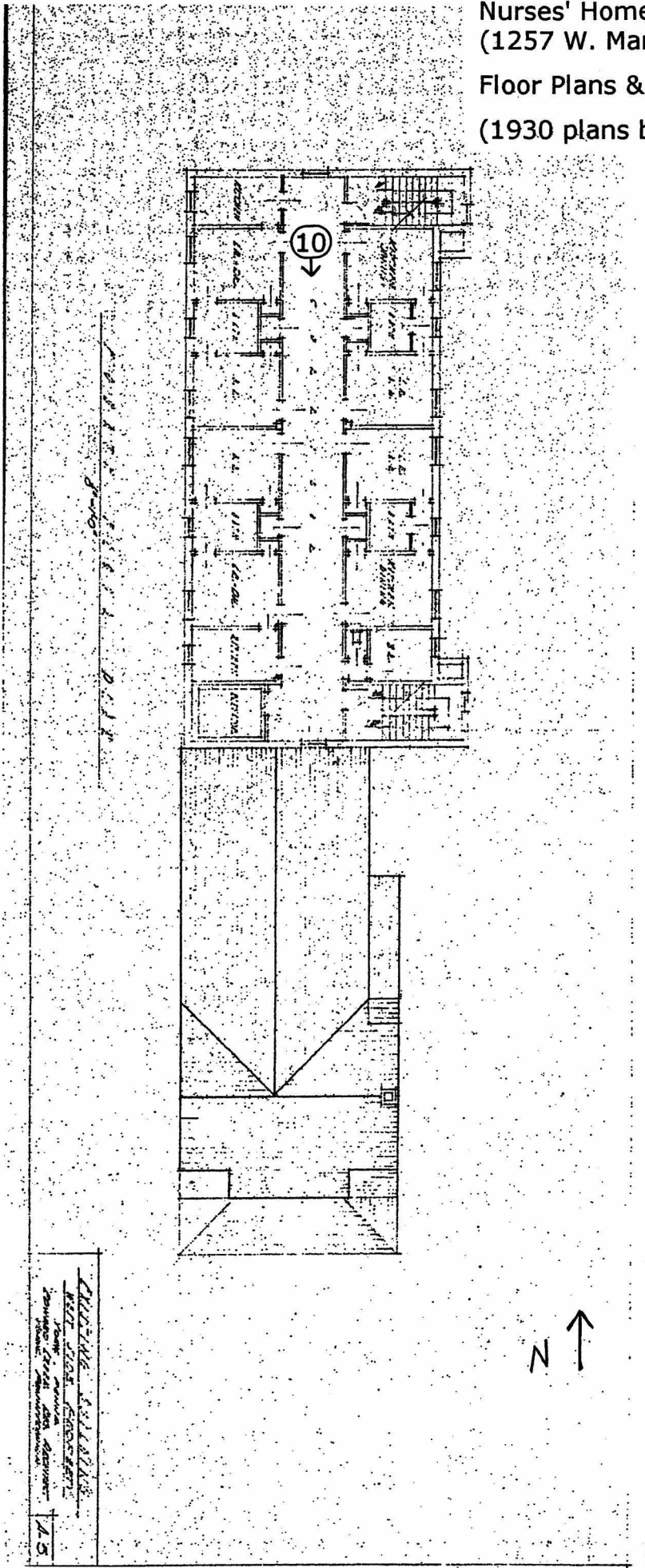
Floor Plans & Photo Location -- Second Floor
(1930 plans by Edward Leber, R.A.)



West Side Sanitarium
York County, PA

Nurses' Home & Sanitarium Annex
(1257 W. Market St.)

Floor Plans & Photo Location -- Fourth Floor
(1930 plans by Edward Leber, R.A.)



Design Firm
Steven Glickman Architect
 241 Northampton Street, 2nd Flr
 Easton, PA 18042
 610.253.6536 stevensg@aol.net

Consultant
Lynne Holden Interior Design
 241 Northampton Street, 2nd Flr
 Easton, PA 18042

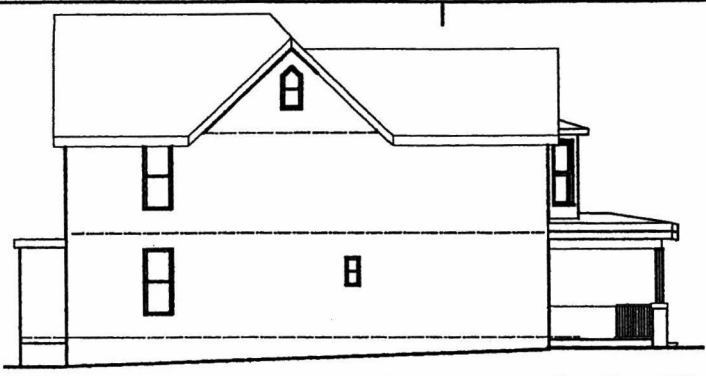
Project Title
GATEWAY APARTMENTS
 Adaptive Reuse
 West Market Street
 West York, PA

Mark	Date	Description
2	4/1/03	PHFA Revision 1
1	8/27/02	Revision 1

Preparation:
 Project ID:
 Date Plotted:
 Drawn By:
 Checked by:

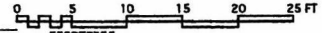
Sheet Title
**Schematic Drawing
 Plans and Elevations
 1259 W. Market St**

3
 Drawing No.
A-1.1
 of 12



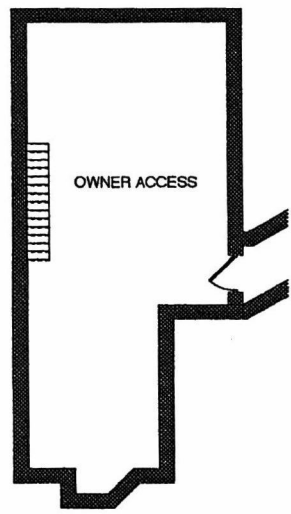
WEST ELEVATION

Scale: 1/8" = 1'-0"



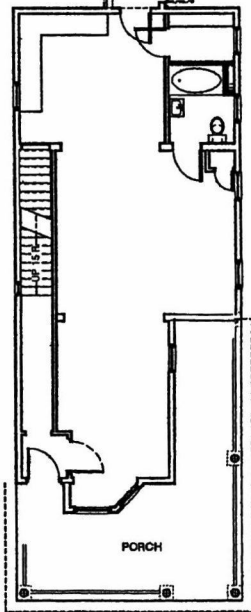
SOUTH ELEVATION

Scale: 1/8" = 1'-0"



BASEMENT PLAN

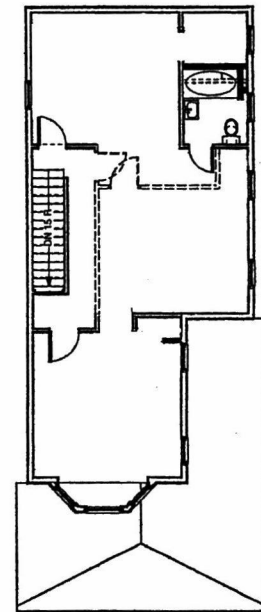
Scale: 1/8" = 1'-0"



FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

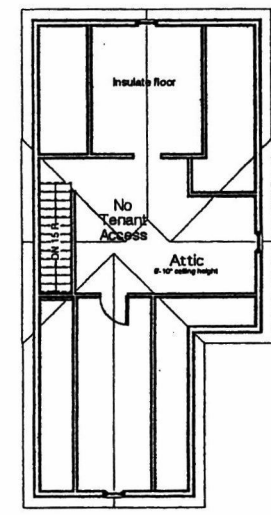
1 BEDROOM
 APARTMENT 1
 650 SQ FT



SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"

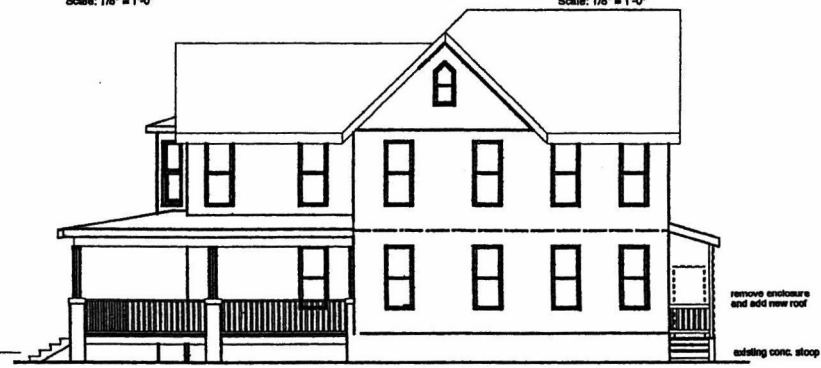
1 BEDROOM
 APARTMENT 2
 750 SQ FT



ATTIC PLAN

Scale: 1/8" = 1'-0"

West Side Sanitarium
York County, PA
Doctors' Home (1259 W. Market St.)
Elevation Drawings
Floor Plans

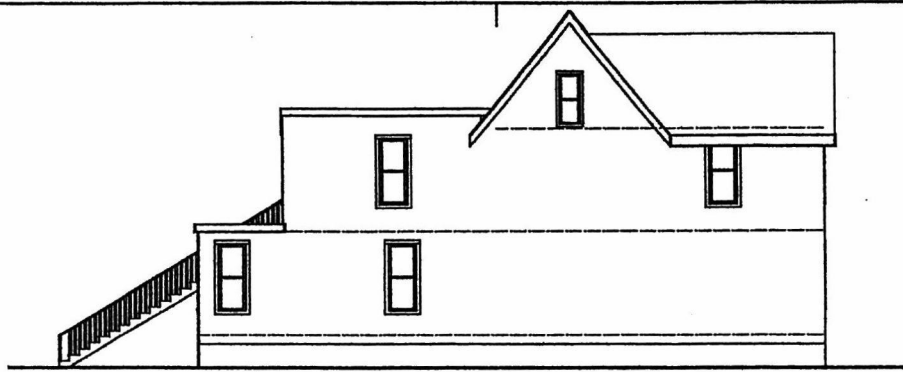


EAST ELEVATION

Scale: 1/8" = 1'-0"

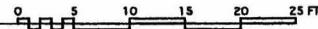
remove enclosure
 and add new roof
 existing conc. stoop





WEST ELEVATION

Scale: 1/8" = 1'-0"



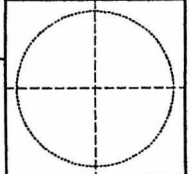
West Side Sanitarium
York County, PA

Dr. Meisenhelder's Home & Office
(1261 W. Market St.)

Elevation Drawings
Floor Plans

Design Firm
Steven Glickman Architect
241 Northampton Street, 2nd Flr
Easton, PA 18042
910.253.0530 steven@sga.net

Consultant
Lynne Holden Interior Design
241 Northampton Street, 2nd Flr
Easton, PA 18042

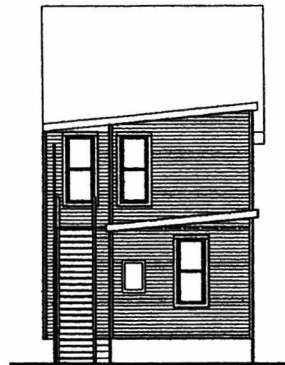


Project Title
GATEWAY APARTMENTS
Adaptive House
West Market Street
West York, PA



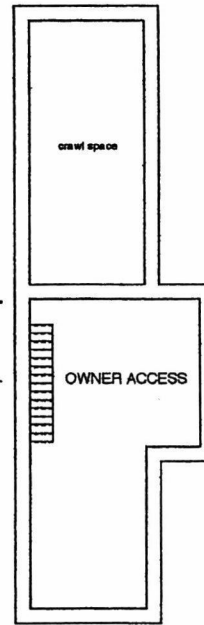
SOUTH ELEVATION

Scale: 1/8" = 1'-0"



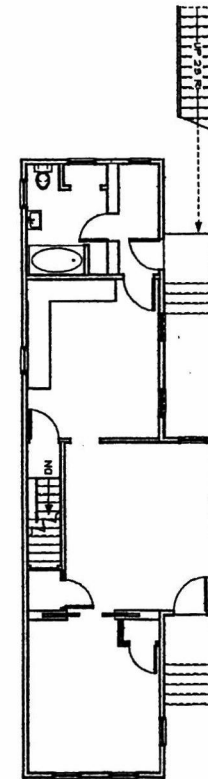
NORTH ELEVATION

Scale: 1/8" = 1'-0"



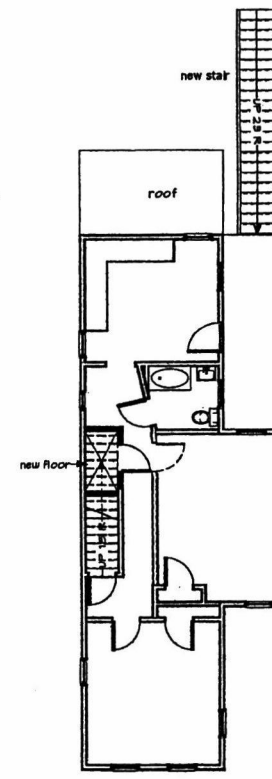
BASEMENT PLAN

Scale: 1/8" = 1'-0"



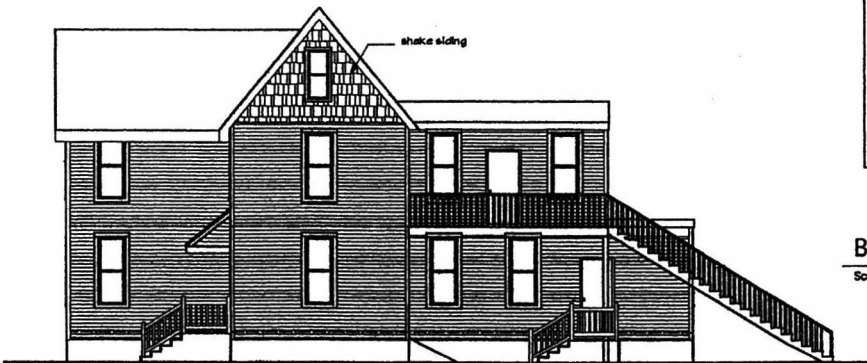
FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"



SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"



EAST ELEVATION

Scale: 1/8" = 1'-0"

Mark	Date	Description
2	4/1/03	PHFA
1	8/27/02	Revision 1

Drawn by: JCH/MLG
Checked by: S.G.

Project ID: 04-01-00

Client: 1261 W. Market St. Easton, PA

Project Title: Schematic Drawing Plans and Elevations

1261 W. Market St

Sheet No. 2

Drawing No. A-1.1



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: West Side Sanitarium

MULTIPLE NAME:

STATE & COUNTY: PENNSYLVANIA, York

DATE RECEIVED: 3/22/04 DATE OF PENDING LIST: 4/21/04
DATE OF 16TH DAY: 5/06/04 DATE OF 45TH DAY: 5/05/04
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04000400

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5/5/04 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in the
National Register**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



West Side Sanitarium
York County, PA
#1



West Side Sanitarium

York County, PA

#2



West Side Sanitarium

York County, PA

#3



West Side Sanitarium
York County, PA
#4



West Side Sanitarium
York County, PA
#5



West Side Sanitarium
York County, PA
#6

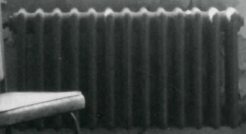


West Side Sanitarium
York County, PA
#7



West Side Sanitarium
York County, PA
#8

208



West Side Sanitarium

York County, PA

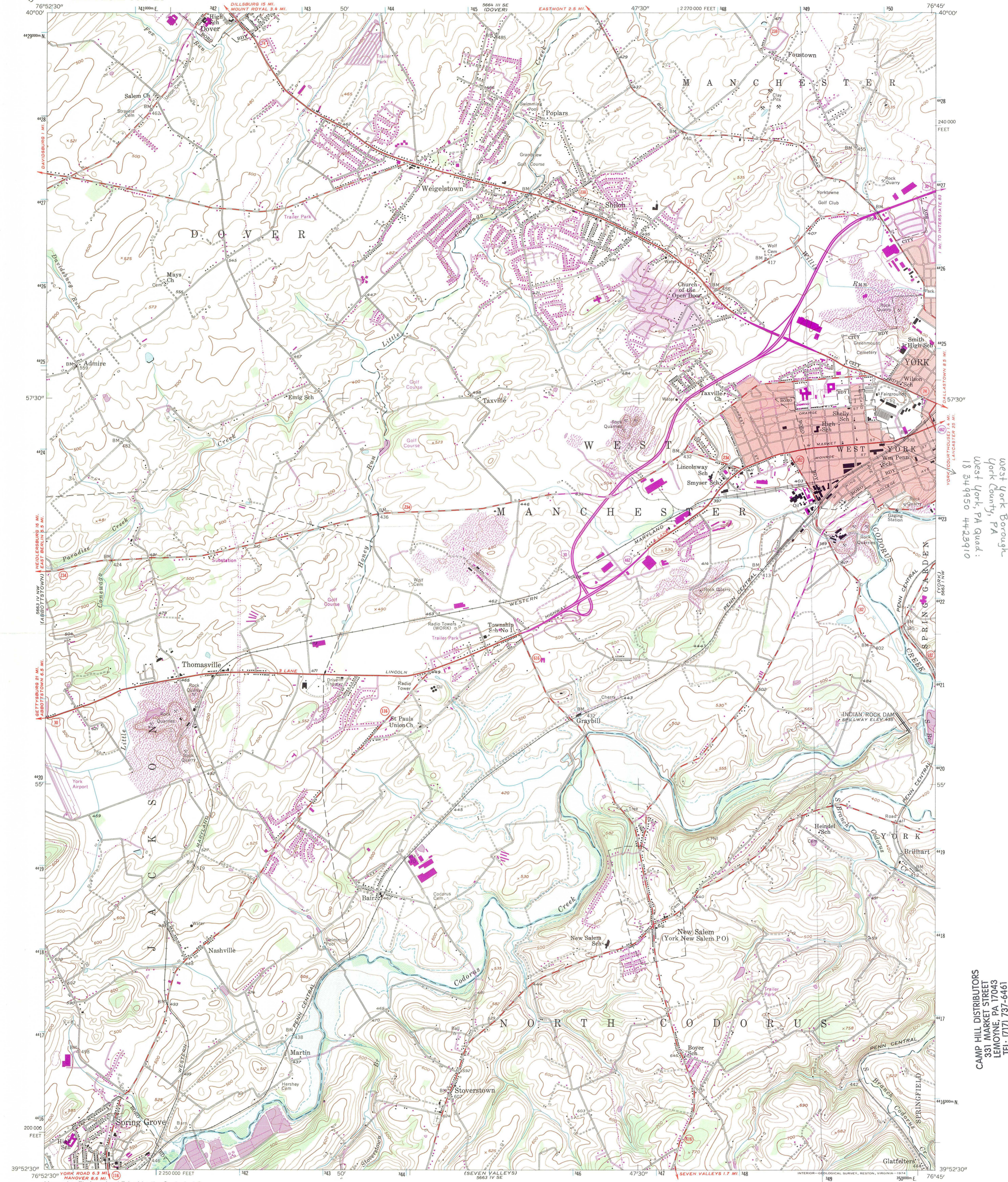
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West Side Sanitarium

York County, PA

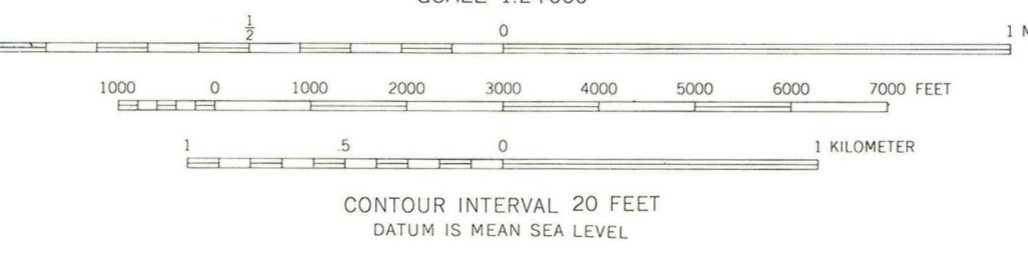
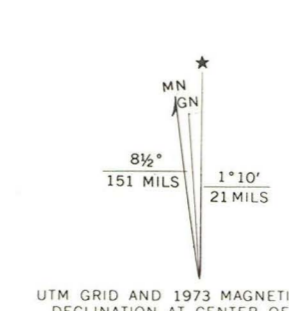
#10



West Side Sanitarium
1253-1261 W. Market St.
West York Borough
York County, PA
West York, PA Quad:
18 34 950 4423910

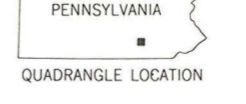
CAMP HILL DISTRIBUTORS
331 MARKET STREET
LEMOYNE, PA 17043
TEL: (717) 737-6461
FAX: (717) 731-8524

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and USCE
Topography from aerial photographs by photogrammetric methods. Aerial photographs taken 1952. Field check 1954
Polyconic projection. 1927 North American datum
10,000-foot grid based on Pennsylvania coordinate system, south zone
Area covered by dashed light-blue pattern is subject to controlled inundation
Red tint indicates areas in which only landmark buildings are shown
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	Slate Route



WEST YORK, PA.
N 3952.5 - W 7645/7.5
1954
PHOTOREVISED 1968 AND 1973
AMS 5663 IV NE—SERIES V831

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled in cooperation with State of Pennsylvania agencies from aerial photographs taken 1968 and 1973. This information not field checked
Purple tint indicates extension of urban areas

