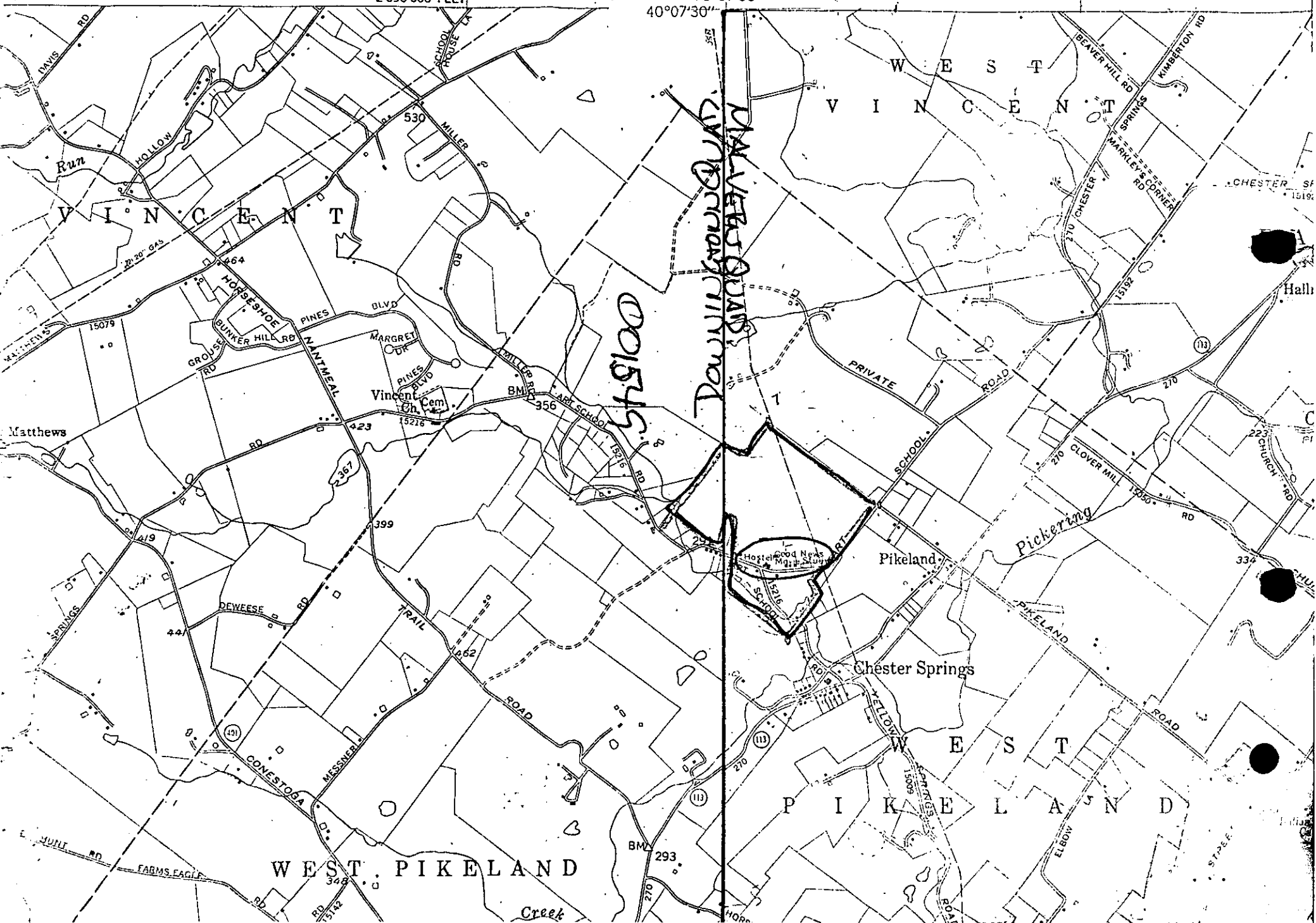


2 590 000 FEET

75°37'30"
40°07'30"



Copy keep in file

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE:	
COUNTY:	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON: Good News Buildings
(Good News Productions being owner-occupants for past 15 years)

AND/OR HISTORIC:
The old Art School - Orphans' School - Yellow Springs Spa

2. LOCATION

STREET AND NUMBER:
Art School Road

CITY OR TOWN:
Chester Springs

STATE Pennsylvania 19425	CODE 37	COUNTY: Chester	CODE 029
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> BuildingS <input checked="" type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____
		Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No	

4. OWNER OF PROPERTY

OWNER'S NAME:
H. Kenneth Butera, Trustee for Elgin Capital Corp.

STREET AND NUMBER:
359 Mathew Street

CITY OR TOWN:
Santa Clara

STATE:
California 95050

CODE:
04

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Office of Recorder of Deeds

STREET AND NUMBER:
Courthouse

CITY OR TOWN:
West Chester

STATE:
Pennsylvania 19380

CODE:
37

(Deed Book P 38 pp 467-472)

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings Survey

DATE OF SURVEY: 1959 to 1960 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
U.S. Department of the Interior, Office of Archeology and Historic Preservation

STREET AND NUMBER:
801 19th Street N.W.

CITY OR TOWN:
Washington

STATE:
D.C. 20006

CODE:
~~450~~
027

SEE INSTRUCTIONS

STATE:
COUNTY:
ENTRY NUMBER
DATE
FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

This description concerns the property as a whole. Descriptions of the most important buildings are included separately.

The property of 145 acres centers on the buildings along Art School Road. A steep hill, rocky and partially wooded, rises to the north behind the buildings and slopes away to the east. Low ground, four of the five springs, a grove of old sycamores, and a branch of the Pickering Creek characterize the property along the southern boundary. Five of the buildings (the old hotel and inn, two large residences, a bath house at one of the springs, and a studio) are historically and architecturally significant and with the exception of the studio, in appearance are virtually the same as in the 1830's. A wooden summer house enclosing the iron spring is also of this period and noteworthy.

Originally it was the springs which attracted visitors for medicinal purposes as early as the 1720's, and the first known building erected was a one story log hut used in 1750 as an inn by petition of the owner of the springs to accomodate the "Great Concourse of people" who came to the springs "on account of Health". Later, probably in the next decade, the inn was improved apparently becoming the "stone building two stories high" mentioned in 1814 and now the lower part of the east wing of the "George Washington building". In 1774 Samuel Kennedy, currently the owner, advertised his property "to be LETT", referring to "that noted INN ... a large dwelling house and a large new stone barn". (The "large-dwelling house" is believed to have been his own home directly across from the inn and referred to below as "residence").

The major addition to the property during the Revolution was the hospital commissioned by the Continental Congress and constructed in 1777. It was, on the order of General Washington, "106 feet long, 36 feet wide and three full stories and attic high". The building burned in 1902, was reconstructed, and burned again a few years ago. The extensive stone foundations, almost without doubt those of the original hospital, remain.

In his 1814 advertisement for developing the town of Bath at the Yellow Springs, James Bones then the owner, refers to his property of

(See attached sheet)

PHYSICAL APPEARANCE (continued)

154 acres on which were four houses, a barn and a stable which together could hold 68 horses, ice house, and four spring houses and other out-buildings. The development was unsuccessful and a few years later an advertisement under Bones' name describes the erection "in addition to the former buildings, a handsome house, three stories high 106 feet in length 26 in breadth". We feel that this must have been what is now known as "Lincoln Building".

The hotel to the west of the old inn was probably started in the 1820's and we know that improvements to it were made in the late 1830's. The building across the road, "the residence", was also probably improved at this time. A large double house to the east of the old hospital was apparently built in the late 1830's or 40's and matches the old hotel and inn in architectural style. It is now known as the "Jenny Lind House". A very large barn still further to the east was probably constructed in the mid 1800's.

The structures around the springs were improved upon considerably during the years 1820 - 60, with frequent "enlarging" of the baths. The stone and stucco bath over the sulphur spring called the "Jenny Lind Bath House", south of the road near the stream, and the wooden summer house constructed over the Iron Spring are believed to have been built about 1839 when the main hotel was renovated. They remained virtually untouched and in fair to poor condition. Newer buildings have been built over two other springs to the east and the large baths near the stream have been used successively as laundry house and now a swimming pool.

The general physical appearance of the complex today is much the same as in the 1830's.

3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input checked="" type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) Sept. 16, 1777 George Washington's

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input checked="" type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input checked="" type="checkbox"/> Science	<u>Medical</u>
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input checked="" type="checkbox"/> Social/Humanitarian	
<input checked="" type="checkbox"/> Art	<input type="checkbox"/> Architecture	<input type="checkbox"/> Theater	
<input type="checkbox"/> Commerce	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation	
<input type="checkbox"/> Communications	<input checked="" type="checkbox"/> Military		
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music		

Headquarters

SEE INSTRUCTIONS

STATEMENT OF SIGNIFICANCE

The primary significance of the complex is that this property for over 100 years was at the center of life in the emerging nation, the United States of America. It was a well known spa from the early 18th century until the Revolution and people came to the "promiscuous resort" not only from Philadelphia but also from "the West Indies and other foreign parts".

In the reorganization of the Medical Department, legislated by Congress on April 7, 1777, Dr. William Shippen, Jr., the new Director General and "others" (Dr. John Cochran and possibly including Dr. Benjamin Rush, Physician General) selected Yellow Springs for the construction of the only hospital built especially for the soldiers of the Continental Army. Dr. James Craik, Washington's personal physician, became Assistant Director General for the Middle Department (all territory between the Hudson and Potomac Rivers) and the Yellow Springs Hospital was the center of administration for this Department. It was also the receiving hospital for patients previously housed in Bethlehem, Lancaster, Lititz and Mannheim. Sebastian Schreiber was the architect of the building. Correspondence of this period shows that men such as Dr. Jonathan Potts, Dr. Bodo Otto, Dr. Craik and Reverend James Sproat were all involved in running the hospital, as was General Washington whose visit to the sick is described in one of Craik's letters.

During the war years and until the hospital was closed in September 1781, several thousand men occupied beds in "Ye Different Hospitals within the vicinity of the Yellow Springs", and several accounts relate that many of the dead were buried in the meadow in front of Washington Hall and at a site south of the Pickering Creek.

The early 19th century saw again the prosperity of the Yellow Springs as a Health Resort, and quantities of newspaper advertisements attest to the increase in facilities necessitated by the large numbers of guests. Important people traditionally believed to have been visitors were DeWitt

(See attached sheet)

Statement of Significance (continued)

Clinton, Daniel Webster, Henry Clay and other statesmen who gathered here for political meetings or rejuvenation after campaigns. A story in the West Chester Star, May 7, 1913, concerning the Soldiers' Orphans' School then occupying Chester Springs in relating the history of the property states, "President Monroe spent an entire summer at Yellow Springs" ... "President Madison came from the White House at Washington by private conveyance and stage coach and spoke highly of his stay ... he was the only president who resided in Chester County during the summer months". (These statements have not been proved). Fanny Kemble is believed to have been a visitor, and Jenny Lind not only stayed at Yellow Springs but also gave a concert there.

Following the Civil War when property was used for the Soldiers' Orphans' School and between 1916 and 1952 when it housed the Pennsylvania Academy of Fine Arts, the years are interesting ones but their significance is more of local interest.

Mr. Nicholas Wainwright, Director of The Historical Society of Pennsylvania, recently said that "this site and its buildings are now the oldest of Pennsylvania's spas which remain more-or-less as they were in the first half of the 19th century."

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Chester County Historical Society, West Chester - manuscripts, clipping files, tavern petitions.

Historical Society of Pennsylvania, Philadelphia - pictorial material and original manuscripts, including reference in "Diary of Elizabeth Drinker" (August, 1771); letters of Jonathan Potts, Dr. Bodo Otto and others.

(See attached sheet)

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	(H) LATITUDE	(V) LONGITUDE	NS		LATITUDE		LONGITUDE		
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	75° 37' 20"	40° 6' 10"							
NE	75° 37' 5"	40° 6' 12"							
SE	75° 37' 18"	40° 5' 50"							
SW	75° 37' 25"	40° 6' 11"							

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **145 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Mrs. Pierre C. Fraley, President

ORGANIZATION: **Yellow Springs Association** DATE: **April 27, 1970**

STREET AND NUMBER:
P.O. Box 544

CITY OR TOWN: **Chester Springs** STATE: **Pennsylvania 19425** CODE:

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name _____

Title _____

Date _____

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

MAJOR BIBLIOGRAPHICAL REFERENCES (continued)

- Chester County Historical Society, "Ninth Annual Commemoration of the Chester County Historical Society", West Chester, 1916.
- Corner, George W. edit. - "The Autobiography of Benjamin Rush" Princeton University Press 1948.
- Futhey & Cope, "History of Chester County, Pennsylvania", Philadelphia, 1881.
- Graham, James E. "Dr. Bodo Otto and The Medical Background of the American Revolution", Charles C. Thomas, Springfield, Illinois, 1937.
- Hayes, L. B. and Fraley, Cornelia D. "Yellow Springs", Philadelphia Medicine January 20, 1969.
- Kornblueh, M.D., and George Morris Piersol, M.D. "The Vanishing Spas of Pennsylvania - an Historical Review" - Philadelphia Medicine, September 27, 1952.
- Lisle, Clifton - "History of Pikeland Township" Stephan Moylan Press 1966.
- Reed, John P. "Campaign to Valley Forge" University of Pennsylvania Press, Philadelphia, 1965.
- Soldiers' Orphans' School, Annual Reports.
- Washington, General George - "Orderly Book Of..." May 18th - January 11, 1778 - Lamson Wolffe and Company, Boston 1898.
- Yellow Springs Association - "Yellow Springs", Chester Springs, 1968.

7A Hotel - recently called the George Washington Building

Description

Condition - fair to good

Integrity - altered interior

Original site

Physical Appearance

A large stone three story building 95 feet long finished with yellow stucco and white trim, a porch running the length of the building and becoming a covered walkway to connect with the neighboring building. The east wing, also three stories plus attic with two dormers, is of earlier construction and is set back from the larger building. Originally this east wing was the mid 18th century tavern and in 1814 it was described as "the Mansion House ... two stories high, 70 feet by 45 ... estimated at \$6,000 value". The third floor and attic were added later. Pictures of the 1840's and 50's show that the inn was separate from the large hotel which was built apparently in the 1820's and we do not know when the two buildings were joined. An 1876 description indicated they were separate at that time. Otherwise the present appearance is the same as in the 1830's including the handsome doorway of the east wing. (The roof of the main wing, however, was altered after a minor fire in the 1880's)

8A Hotel - Significance

Period

18th century

19th century

20th century

Areas of Significance

Architecture

Art

Military

Statement of Significance

The significance of the building was primarily the east wing's early use for visitors to the Springs and its Revolutionary association with General Washington and members of his staff. "The east wing foundations are those of the mid 18th century tavern almost without a doubt" (HABS). The larger wing to the west housed prominent visitors of the peak spa years in the 1830's and 40's, and architecturally it is associated with Thomas U. Walter who is believed to have supplied plans for improvements.

7B Description Residence

Condition good

Integrity - altered

original site

Physical Appearance Residence

Two story stone building of the 1830's in design, yellow stucco with white trim. The ground floor was apparently of earlier construction including a large walk-in fireplace. Appearance generally the same as in the mid 19th century.

8B Residence - Significance

Period

18th century

19th century

20th century

Areas of Significance

Architecture

Art

Statement of Significance

Believed to have been originally the home of Dr. Samuel Kennedy, the patriot who offered his property for hospital use by the Continental Army. He was Senior Surgeon to the General Hospital of the Middle Department (The Yellow Springs Hospital) and its director until he died of fever contracted from his patients in June 1778.

The building was the center of much activity during the Art School years.

7C Studio

Description

Condition - good

Integrity - altered

original site

Physical Appearance

An 18th century stone building constructed like a barn into the sloping ground providing two levels. Used as a stable and carriage house; apparently stuccoed in the 19th century. The Pennsylvania Academy of Fine Arts put a large skylight in the roof and added a small stuccoed shed on the west side.

8C Studio - Significance

Period

18th century

19th century

20th century

Areas of Significance

Art

Statement of Significance

Its significance lies largely in its apparently early construction and its being one of the first buildings on the property.

7D Jenny Lind House - Description

Condition

Good

Integrity

Altered
Original site

This is a stone and stucco double house with white trim; three stories and attic high, with a porch across the front. Little is known concerning this structure and its origins, but it is original and only the interior has been altered.

8D Jenny Lind House - Significance

Period

19th century
20th century

It has been known by local tradition as the residence made available to Jenny Lind during her stay at Chester Springs.

7E DESCRIPTION Jenny Lind Bath House at Sulphur Spring
and Summer House at Iron Springs

Condition

Fair

Integrity

Unaltered

Original site

Physical Appearance

The building known as the Jenny Lind Bath House (so called because Jenny Lind supposedly used it for her private bath during her visit to Chester Springs) is a small stone and stucco building surrounding the Sulphur Spring. A small covered vestibule opens onto a courtyard enclosing the pool.

The Summer House is a wooden structure open on all sides with the Iron Spring in the center which is surrounded by benches.

8E Significance

Period

19th century

Areas of Significance

Medical

Statement of Significance

Both these structures are traditionally believed by historians to have been designed by Thomas U. Walter at the same time he worked on the hotel for Mrs. Hoffman, 1839.

OTHER STRUCTURES
ON THE PROPERTY

The "Lincoln Building" originally a stone building of the early 1800's, two stories and attic high with a pitched roof, a porch running along the front and sides, and a balcony above. It was and still is connected to the inn and hotel by a covered walkway which enjoins the porches of the buildings to the west. This structure burned in 1899, and was re-built as a frame building with a Mansard roof and white stucco on the exterior.

The large barn to the east has an enclosed barnyard and has recently been used as a studio. There are other small wooden residences on the property.