

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street & number 1253-1261 West Market Street Not for Publication N/A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.)

Jan 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):

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 #

— recorded by Historic American Engineering Record #

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 1.5 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
18	349950	4423910			

— See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title B. Raid, Architectural Historian

organization Historic York, Inc.

street & number 224 North York Street

city or town York

state PA

date 4/2003

telephone 717/843-0320

zip code 17401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

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York County, PA

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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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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

West Side Sanitarium
York County, PA

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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. Meisenholder'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