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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. Meisenholder'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