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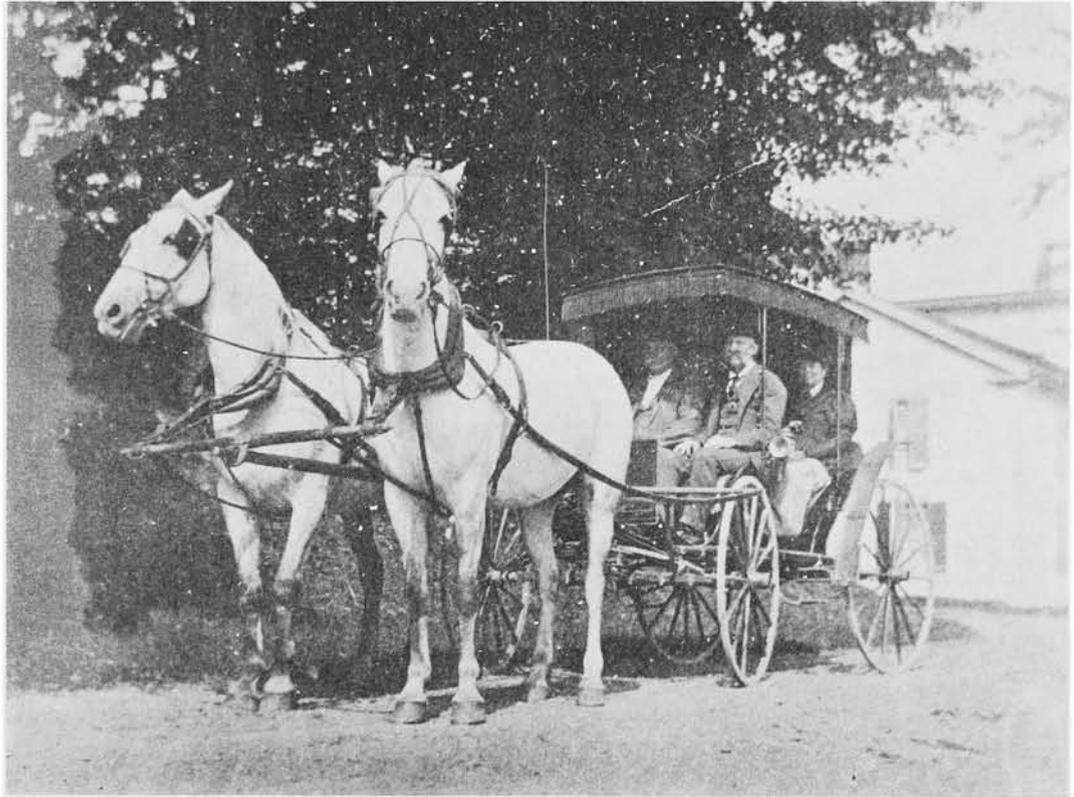


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GUESTS CONVEYED IN STYLE

Span of gray mares and surrey used to meet trains for guests and patients. Taken on road, just south of Springs House.



PHOTO COURTESY WALTER HUNT, DRYDEN

VIEW OF SUMMER HOUSE

Here is where patients and guests sat on pleasant summer days and evenings while sipping cool, invigorating mineral waters.



PHOTO COURTESY SOUTHWORTH LIBRARY

DR. NIVISON'S PERSONAL RIG

*Horse and buggy that Dr. Nivison kept for her personal use.
Taken in front of Dryden Springs House.*



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DRYDEN SPRINGS HOUSE

First Hotel built on this site in 1845. Dr. Nivison purchased property in 1862, where she established her first Sanitarium. This photo taken in 1901. Note summer house.

THE HEALER

The Story of Dr. Samantha S. Nivison
and Dryden Springs
1820-1915

By SAMUEL A. CLOYES

Setting by

WILLIAM HEIDT, JR.

“I will keep pure and holy both my life and my art.”
—from the HIPPOCRATIC OATH

1969

DEWITT

HISTORICAL SOCIETY OF TOMPKINS COUNTY, INC.

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Preface

The healer of this historical account is Dr. Samantha S. Nivison, Tompkins County native and an early medical college graduate, who came home to practice her profession. The title is derived from her application of the definition of "heal": to make whole or sound; restore to health; free from ailment; to cleanse or purify. She fulfilled each of these terms as they applied to her profession.

Water-cure therapy had scarcely moved from its experimental stage when she became an early practitioner. Once her thinking had matured, she turned to the mineral springs at Dryden, developed them and set her theories in practice.

Dryden Springs House and mineral springs on the property had been well known to earlier generation of Drydenites, but now the buildings were in disrepair and the springs neglected. They had been discovered by the Lacy brothers in 1820, but remained only partially exploited until the coming of Dr. Nivison. When next year marks the sesquicentennial of the discovery, the spa will be found extinct.

The Springs House, under her capable management, expanded to become a widely known health sanitarium which contributed greatly, by water-cure therapy, to alleviation of maladies. It thus becomes an integral part of the story of this gifted woman doctor and the era during which she strove determinedly to apply her theories for overcoming human ills. Her success was measured by the hundreds from all walks of life who were benefitted.

Despite this success and the pseudo worship of those benefitted, there were critics who scorned her professionalism at a time when doctors bitterly opposed entrance of women into the field, history has largely passed Dr. Nivison by.

The writer is well aware that preparation of this account would not have been possible without the cooperation of many

persons. To them and to the institution which opened files for my research, I am most grateful. To list them all does not seem feasible; perhaps the following will suffice:

For the material on the early history of Dryden Springs and Dr. Nivison's connection with it, I owe sincere appreciation to Mrs. Opal Bond, librarian at Southworth Library, for her courteous assistance; also to Ray Rockefeller for his help.

Research material found at DeWitt Historical Society proved helpful. The chapter on Clifton Springs Sanitarium was made possible by personal interviews with the sanitarium's staff; from its library book, "Life of Dr. Henry Foster," by Samuel H. Adams; and the village's librarian, Mrs. Sybil M. Odell.

In the section on Dr. Nivison's later life and her connection with the Hammonton Sanitarium and Children's Home, I owe special thanks to the Women's Medical College of Pennsylvania, from which Dr. Nivison graduated, and to its librarian, Miss Ida J. Draeger, who supplied much pertinent material.

A section of the story on Cascadilla Place was originally done by H. C. Reed, whose research is appreciated. A copy of his work is on file at the DeWitt Historical Society, Ithaca.

The photos used in this book are from the collection of Mrs. Betsey Clark, former Town of Dryden Historian, and loaned to us through the courtesy of the Southworth Library, Dryden.

In writing this story, there is one to whom I am most grateful. Without his encouragement and assistance, this account might not have been printed. I refer to William Heidt, Jr., who devoted much time, labor and editorial assistance in the preparation of this book. To him, as well as to all the others for their help, thank you.

SAMUEL A. CLOYES

Ithaca, New York
May 30, 1969

The Setting

Young Dr. Samantha S. Nivison came to Dryden a two-fold pioneer: on one hand, as a woman who had entered a professional field dominated by men who did not welcome the entry of a woman into their domain; on the other, as believer that maintaining good health was not secondary to recovery from illness.

But she had not entered a pioneer community, for that phase of Dryden's history was long past and a third generation of inhabitants were enjoying the early stages of gracious living. Comfortable, even stately, dwellings were beginning to grace village streets and rural highways alike. Factory-made furniture brought a new decor, and not infrequently pianos, melodeons, books and magazines emphasized progress of cultural development.

On the farms mowers and reapers replaced the brawn of the farmer and his sons. No longer did barefoot men mow hay with scythes and guzzle hard cider to offset effects on their bodies of 100-degree temperatures. Weaving in the homes was disappearing, but sewing machines, kitchen ranges, parlor heaters were becoming commonplace. Kerosene lamps and lantern, miserable as they were to care for, displaced home-made candles as luminants. Railroads traversed the town, and improved highways were a speculative topic wherever men gathered.

All these improvements were not without prevailing drawbacks and threats of others to come. The primeval soil was showing depletion; western production was cutting heavily into local grain farming; plains beef terminated the day when pork was the favorite meat, and the horse crowded the ox off field and highway. Yet the district school lingered stubbornly.

Marked and welcome as many of these changes were in the era when Dr. Nivison was developing her water cure and

proving her theories, rural free delivery, plumbing, central heating, electrical service and telephones were a half century and more in the future. Few of her generation lived to enjoy these conveniences.

This brief summation must serve as the backdrop against which the venturesome woman projected her efforts to alleviate the physical and mental infirmities of all who were attracted to the unique institution she had founded. In many ways she displayed the directness and daring of a man, but ever present were those concomitant qualities that characterize a woman: intuition, sensitivity and humane feelings.

In this makeup were the seeds of both her success and those of her eventual failure.

* * *

Although it now is slightly more than a century ago that Dr. Nivison occupied the local stage in company with Ithaca's leaders, there remains only a pseudo monument to mark her valiant efforts. Cascadilla Hall was never so conceived or so considered, yet her planning brought about its erection.

This historic structure was born of local uncertainty in an era of national conflict. When she launched her project for erection of a water-cure sanitarium and a school for training female doctors and nurses, the Civil War was nearing its height, and Ezra Cornell was perfecting plans for opening the university. War's dislocations would pass, and the university was destined to outrival the sanitarium in the community's support.

With ample justification, the water cure was viewed as facility that could offer far less possibility of permanence than would an educational institution. When construction of Cascadilla faltered, the leaders concentrated their efforts on establishment of the university as the project of greater good and almost assured permanence.

Though Dr. Nivison failed of victory, she left her own monument in Cascadilla Hall.

The Pioneer Era

Dryden, town and village, to which Dr. Nivison came to put into practice her professional theories, had their genesis in state action.

In February 1789, the new State Legislature enacted a law which provided for surveying this region and setting it apart as bounty lands for the state's survivors of the Revolutionary War. From Oneida Lake it stretched westward to Seneca, and from Ontario on the north to the northern borders of today's Towns of Caroline, Danby and Newfield.

Known as the Military Tract, it included the Town of Dryden which was designated Township No. 10. Each of these military townships was ten miles square and contained a hundred 600-acre lots. Dryden is one of the few political towns that largely retains its original dimensions.

Each soldier and noncommissioned officers was assigned one lot, to other officers a larger assignment was made according to rank. Owing to the long time that elapsed before issuance of these patents, many of the veterans disposed of their lots for as little as six, eight or ten dollars. One owner sold his "for a coat, hat, one drink of rum, and one dollar in money."

To induce a speedier settlement of lands in this area, the State contracted for a road to run from Oxford, Chenango County, to Ithaca, a distance of approximately 60 miles. During 1792-1795, a trail little more than wide enough for a man to travel on horseback was cut through the Dark Forest. Called the Bridle Road for this reason, it passed through the site of Dryden on its way from Virgil to Ithaca.

It was not until the fall of 1801 that Benjamin Lacy, native of New Jersey, arrived in the Town of Dryden and settled on the south side of this road. He was accompanied by his four brothers: Richard who settled just west outside Dryden

village limits; Thomas and Daniel both located south of the village; and James, the youngest, resided near the site of Dryden Lake. Later, all removed West, except Benjamin who continued to live in the village until his death in October, 1830.

A dense forest mostly of hemlock and hardwoods, but including stands of white or cork pine covered the town. Thus it was necessary for the first comers to clear their claims of the trees before the land became arable.

During the early years of deforestation, the town supplied timber for an extensive lumber business which brought considerable revenue to its inhabitants. The census of 1835 reported fifty-one sawmills in the town, one of the very early ones having been located by 1800 on Virgil Creek, one-half mile north of Willow Glen Corners. It was claimed that at one time, five of these mills were located between the site of Dryden Lake and the village. When cleared, the land proved to be naturally adapted for agriculture.

Sometime during 1804, a log cabin, then located just east of the present Victory Store on East Main Street, was converted into a schoolhouse, where Daniel Lacy kept the first school anywhere in the vicinity. It did not last long, for lack of support, as the inhabitants were so scattered through the woods that it was unsafe if not impossible for small children to venture a trip with only marked trees to guide them. Older children who might have acted as guides were kept at home to engage in farm or forest work.

Roads, what few existed, were crude, often crooked, and in winter and early spring almost impassable. The one through the village, north and south, oftentimes saw teamsters mired with their loads of lumber and other produce while bound for Homer or Syracuse markets and then returning with loads of salt and other commodities. Another road, an east-west route, towards Ithaca formed what was known as the Four Corners in the village where it crossed the north-south road.

There is a possibility that some of the route taken by these teamsters was over what was known as the Old Salt Road, which was built in 1807, as one of the earliest highways in this part of the state. Its name was derived from the quantities

of salt that was transferred from Syracuse, first called Salt Point and later Salina, to Owego and then down the Susquehanna to Baltimore. It led from Syracuse to Skaneateles and down the west side of the lake to Summer Hill, Cayuga County. Thence to Dryden and Ithaca, and over the Ithaca-Owego turnpike after its completion in 1811, to Owego for shipment by arks on the Susquehanna to Baltimore and world markets.

Early settlers in Dryden were not alone in their dependence upon products of the soil, for a large part of their sustenance came from abundant game in the new country. Bear, deer, game birds and fish provided a large share of the newcomer's livelihood.

Oxen, slow and plodding creatures that they were, played an important role in the farming and lumbering economy during the pioneer years. Assurances by older settlers were given in later years "that cattle could be wintered on 'browse' without hay or grain . . . and that it was not uncommon in old times when fodder was scarce to fell trees in the woods, especially maple and basswood, so that the cattle could have access to the tops for their subsistence," records Goodrich in his history of Dryden.

This pioneer era passed to be succeeded by an agrarian economy, that was to prevail until well into the 20th century, when it was replaced by the current industrial era. Into the former milieu Samantha Nivison was born and lived, but died before advent of the present age of which she was a stout but unknowing advocate, a circumstance revealed by subsequent history.

The Discovery

It has already been noted that teamsters who delivered lumber to Syracuse returned with shipments of salt. This developed speculation among settlers in the town of Dryden about the possibility of discovering salt beds within its boundaries. Rumors continued to spread that large beds lay to the west, just outside the village limits.

Deer in large numbers had long been observed in the vicinity of Richard Lacy's place on today's Spring Road. This intensified speculation, for it was argued that where a large herd of deer congregated there must be a source of salt to attract and hold them. It was thought, however, the salt lay deep below the surface but was made available by action of the soil water.

Apparently these rumors and their attendant arguments dinned into his ears so long led Daniel Lacy to wax enthusiastic; he sought to establish the truth of the matter. One day in early summer of 1820, he along with his brothers Benjamin and Richard, set out to establish the validity of these salt-bed rumors.

Their travels eventually ended with arrival at Richard's place where certain signs led them to begin digging with their crude tools. Their prospecting was long and the work hard, but they pursued their quest for salt beds, further stirring the imagination of local inhabitants.

Following long days of arduous labor, the trio discovered a mineral spring with water gushing from great depths and carrying a strong odor of sulphur. Upon further exploration, they found additional springs whose water was likewise strongly impregnated by these odors. Nevertheless, not realizing the importance of their discovery, the brothers Lacy abandoned their project, bringing the search for salt to an end.

Ironically as it may seem now, had these brothers possessed

modern means for boring deeper, their search may well have been successful. This view is supported by the fact that mineral salt in extensive deposits was eventually found in the adjoining towns of Ithaca and Lansing.

For several years after existence of the springs had been established, they were known as Lacy's Deer Lick in recognition of the abundance of deer observed in the vicinity. Later, the name was changed to Dryden Springs, with Richard Lacy becoming the owner since they were located on his lands.

Thus it happened that the discovery of these springs by the Lacy brothers in 1820 was the beginning of what was to be known many years later as a health resort, devoted to alleviation of human ills. As such, it was to gain widespread fame.

The Building

For more than a score of years these springs lay unexploited. Nothing was done with them until 1845, when a hotel was erected by "Uncle" Thomas Lewis. Upon its completion, he rented the building to various parties who conducted it as a hotel and water cure.

Lewis, a prosperous Dryden citizen and public spirited man, is remembered by the fact that in 1851 he headed a subscription list and took a leading part to raise funds for purchase and installation of a town clock. This timekeeper was placed in the tower of the old Presbyterian Church on the village's North Street.

It had been Builder Lewis' plan to erect a large and well-appointed building that would be a temporary home for invalids. He envisioned large numbers of patients coming from all parts of the country, seeking relief and cure from obstinate maladies through the medium of the mineral waters.

The completed hotel, remembered by older Drydenites as the Dryden Springs House, was a big, rambling structure that faced the east. Erected on what is now known as Dryden Spring Road, it was just outside village limits. Originally the hotel consisted of the central, front and north side, but by the 1860s the south wing and chapel had been added.

From a long veranda at the lower front of the building, early risers could greet the morning sun. A tower at the northeast corner, with little balconies jutting forth, together with other balconies and verandas about the hotel, gave it a pleasing and imposing appearance.

Equally pleasing to the eye was the landscape setting, wherein many trees shaded sloping, well-kept lawns. As time passed, exotic shrubbery was set out, and beautiful flowers were placed advantageously.

In front of the artesian fountains, where the "healing flow-

ing waters” rippled, one observed the vine-covered summer house. Here patrons sat and contemplated on the beauties of their environment while sipping the clear, cool and invigorating “waters of life” which flowed copiously from magnetic and sulphur springs alike.

Across the road from the hotel, ran a small brook, its clear waters showing colorful rocks below. Branches from great trees overhead swayed in the gentle breezes to emphasize the sylvan setting.

All in all, it was a peaceful scene and an excellent location for a sanitarium and health resort which, in later years, developed into a thriving business enterprise and widely known health spa. Eventually, it benefitted hundreds of patients and guests.

A Doctor Is Born

Samantha S. Nivison was one of twelve children born to Nathan and Catherine White Nivison. The place of her nativity was Jacksonville, a small hamlet a few miles northwest of Ithaca. The date was May 31, 1833.

During her girlhood Samantha lived on a farm with her parents at Peach Orchard Point on the east shore of Seneca Lake, not far from Watkins Glen. The family later moved to nearby Mecklenburg, and the place that Samantha called "home."

Inquiry has often been made as to the identity of her middle name. Legend has it that the middle initial letter "S" represented a name that sounded like "Sigh-Anna," when spoken. Nevertheless, as it was never seen spelled out in written or printed form, the significance of its real meaning is not known; it was simply an "S." Apparently, Miss Nivison used the letter merely as a convenience.

The Nivison family were attendants of the Methodist Church, and Samantha was brought up in that faith. Later in life, she became interested in the Episcopal Church, and for a time was a faithful attendant.

Samantha Nivison was a person of great force of character and strong convictions, one who was determined to study and practice medicine "let come what would come." In due course she arrived in Philadelphia to enter the Female Medical College of Pennsylvania, from which she graduated with the Class of 1855. Dr. Nivison was among the first female physicians in the Country. According to Morris Bishop's "A History of Cornell," she graduated "only six years after America's first diploma'd physician's graduation."

This college was established in 1850, its name was changed in 1867 to the Woman's Medical College of Pennsylvania as it is known at present. Today's admission requirements are

much more stringent than in Dr. Nivison's time. To study medicine and launch a medical career apparently was a desire that permeated the Nivison family, for three of Samantha's brothers and two of her sisters became doctors.

Following receipt of her degree, Dr. Nivison toured several states where she lectured on physiology and hygiene. Her thinking at the time of her tours, was that ill health should be treated not so much with sympathy, but as an evil to be combatted. A prominent feature of her lectures was the belief that it is more important to prevent illness than to cure it.

Public lectures, especially by women, were in great favor during the mid-1800s, and her appearance, although somewhat of a novelty, was met with most gratifying receptions.

After her tour of the States, Dr. Nivison returned to her native state, where she spoke before teachers' associations, church groups and gatherings of women wherever and whenever she could. She lectured in every village within horse-and-buggy distance from her home, and often fulfilled engagements at places much farther distant.

Dr. Nivison's travels eventually took her to Clifton Springs, Ontario County, about 1857. It was here she was invited to accept a position on the sanitarium's medical staff of the health institution there. At first, she declined, adhering still to her first principle, that it was better to keep well than to find ways to get well. Afterwards, she reconsidered, however, and accepted the position.

Then followed three years of service at that center, when in 1860, she seemed to have developed a slight tubercular affliction, which compelled her to resign the position. Whereupon, she returned to her home in Mecklenburg for rest and recuperation.

It was here that Dr. Nivison opened her first office and waited for patients. There were plenty who needed professional care, scattered over a wide area, but at first they were slow in coming, so she hitched up the old horse-and-buggy to visit them in their own homes.

This regimen she continued for almost two years, during which time she discovered that the exercise in the great out-of-doors required in making her rounds proved service-

able in restoring her health. It cured her pulmonary condition which did not return to trouble her.

Deciding that it was too fatiguing to carry on this country practice, she discontinued it and again settled herself in an office. Here her patients could visit her.

Water-Cure Therapy Adopted

A brief outline of the sanitarium's history with which Dr. Nivison became affiliated should be noted.

Clifton Springs Sanitarium, originally a water-cure establishment, was founded in 1850 by Dr. Henry Foster of Norwich, Vermont, where he was born January 18, 1821. Norwich was then a small village lying on the west shore of the Connecticut River, which divides Vermont from New Hampshire.

Dr. Foster's first visit to Clifton Springs was in the fall of 1849. On February 24, 1850, a joint stock company was organized, with 20 shares of stock at \$500 each.

A framed water-cure building was completed on September 13, 1850, and formally opened for guests. Dr. Foster was chosen as its first medical director at a salary of \$900 a year. He continued to be affiliated with this health institution for more than 50 years, when on January 15, 1901, he died. He is buried at Clifton Springs.

In the chapel at Clifton Springs Sanitarium is a plaque with the following inscription:

"This One Thing I Do"
DR. HENRY FOSTER
Founder of Clifton Springs Sanitarium
A native of New England
Born at Norwich, Vt., Jan. 18, 1821
Died at Clifton Springs, Jan. 15, 1901
In Loving Remembrance of
Our Benefactor

Treatment of patients by the water-cure method had its beginning more than a century ago, when it was first discovered and practiced by an Austrian farmer, Vincent Priessnitz about 1829, when he began to acquire an enormous reputation for his water treatment of diseases.

In 1839, largely through the influence of Priessnitz, a water-cure establishment was set up in the little town of Graefenberg, Silesia, Austria, where he lived, and which became the center of a steady influx of invalids. Although he was not educated in medical lore, this water-cure became famous, and neighbors began to consult him for treatment.

In 1842 the first water-cure was established in this country, and the New Graefenberg Water Cure, located five miles south of Utica, was no doubt one of the earliest of these institutions in America. Dr. Foster was called in 1848, to become its house physician.

Although water-cures were springing up everywhere in this country after 1840, the Clifton Springs Water Cure Company was not organized until April 5, 1854.

The present building in Clifton Springs was erected in 1892-1896, on the same site of the original wooden structure, or "double house," that was built in 1850. In it Dr. Nivison began her duties on the sanitarium's medical staff.

A Profile Analysis

Before going into further details of Dr. Nivison's medical career at the Dryden Springs, an analysis of her personality and physical appearance would seem most appropriate.

A look at her as an individual reveals the fact that Dr. Nivison preferred to be called, and known as, "Miss Nivison," and many of her announcements and much of her correspondence bore the signature Miss S. S. Nivison, M.D.

In physical appearance, Dr. Nivison was a rather large woman; some remember her as being quite stout. Others remember her as being slightly above the normal height for a woman and a bit on the "plumpish" side, but not as being "big." But most people who knew her are inclined to agree that her appearance was slightly "manish," and sort of on the "course" side.

She was decidedly alert in her movements, quick and certain. She walked rather faster than a woman usually would walk; and her very walk was "purposeful"; indicating that she knew what she was doing and intended to do it, right then and there.

She was slow and very careful in the selection of her deep personal friends, and seemed to regard position in life as one of the requisites. It is said she did not mingle with the masses, rather shunned them; in fact, she may have looked down upon them as a general rule. It is known that she was not sparing in her attitude toward her hired help, and was, at times, hard on them. Yet for all that, it is found that year after year, many of her employees followed her from the sanitarium in Dryden to the one she later established in Hammon-ton, New Jersey.

All of this seems a little difficult to reconcile with her aim in life told so often: the curing of the sick, the education of "females to become physicians and nurses," and the caring

for unfortunate children. Yet those who knew her best are definite in their statements that she was of decidedly aristocratic tendencies. Perhaps she was one of those persons whose mind and heart are not in harmony.

There can be no question that, as a physician Dr. Nivison was a good one. As a business woman, however, she was not so successful. It is most certain that had she been able to select a competent business manager and be content to trust him with her financial affairs, her many ventures in the business world would have turned to be quite profitable, instead of being millstones dragging her back.

But for all that, Dr. Nivison was a rather curious, yet withal a glorious, person. It is said that many who were acquainted with her most intimately often referred to her, behind her back, of course, as that "grand old gal." Her ideals were of the noblest, but she found it difficult to attach to herself anyone who could guide her through the difficult channels of finance, of which she apparently knew very little.

Dr. Nivison never married. She devoted her whole life to the ideals she had set before herself. In the greatness of her heart she took as wards at least seven children, three girls and four boys, and reared them through the middle of their respective teen ages. One of the boys remained with her until her death in 1906. This lad she considered to be her "adopted" son, and so mentioned him in her will.

It is found that though she initiated the necessary legal proceedings to complete the adoption, they were never carried through. This lad, however, was appointed the administrator of her will and became a resident of a neighboring State.

The Opening

Those early years were not easy for Dr. Nivison. The times in the medical world were full of unrest and change. Women doctors were regarded as intruders, rather than as associates, and they were generally looked upon as outside the normal sphere of their sex. They virtually took their reputations, not to say their welfare, in their hands. Few medical societies would admit them to membership, and physicians were sometimes expelled for unprofessional conduct if they consented to counsel with them.

It was while living and practicing her profession in Mecklenburg, that Dr. Nivison conceived the idea of establishing a health sanitarium. For sometime she had become conscious that her work was being hampered because she had no way of controlling the every-day manner of life of her patients. Therefore, she had given serious thought about finding some sort of place where she could have them come more surely under her personal supervision and constant observation most of the day.

During the early spring of 1862, she learned that the old Dryden Springs House, on the outskirts of the village, was vacant and available. Believing that rental or purchase of the property would fit into her thinking of establishing a health sanitarium, she entered into negotiations to obtain occupancy. The result was that she soon found herself one of its new proprietors.

It was here that Dr. Nivison opened her first sanitarium, which featured a water-cure system for treating patients. The mineral waters, discovered years before at Dryden Springs, had received national notice because of their mineral content, and they were used internally as well as for baths, with astonishing successful results.

Associated with her were two sisters, Dr. Anna T. Nivison,

a graduate of New York Medical College for Women, and Mary W. Nivison. Later her brother, Dr. Nelson Nivison, graduate of Geneva Medical College and Dr. Adeline E. Prentiss, a graduate of Homeopathic Hospital College at Cleveland Ohio, joined her staff. (Dr. Prentiss was married to Prof. Albert N. Prentiss, who was among one of the original faculty members of Cornell University, and eventually became a most ardent admirer and loyal supporter of Dr. Nivison.) During one season Dr. Charles J. Seymour, a graduate of the Medical Department of New York University, was on the staff at Dryden as a consulting physician.

Following the acquisition of the Dryden Springs property, Dr. Nivison made purchases of much additional land that was unnecessary for the operation of the sanitarium. She was required to mortgage all of the property so heavily that there was no possibility of sufficient income during part of the year it was in operation to pay the annual charges upon it.

In her medical practice, as in her business dealings, she had no qualms about departing from what was then the accepted standards. So far as the medical end is concerned, she met with almost complete success. But her handling of business affairs often nullified her medical success.

* * *

The following news announcement that the Springs House management had changed hands was printed in the *Dryden Weekly News* on April 10, 1862:

“The old and familiar location in Dryden village known as Dryden Spring’s Hotel having recently changed hands, will henceforth be under the supervision of Miss S. S. Nivison and Sisters.”

Dr. Nivison announced the opening of the sanitarium thus:

“The buildings have been newly fitted up, and on the first of May [1862] will be open to visitors. The design is to render it not only a pleasant Summer resort for persons of leisure, but special additional arrangements are made for receiving invalids.

“A fair attempt will be made, to render it in every respect a desirable resort, both for the disposed and the *indisposed*, for the *complaining* as well as the uncomplaining.

“Those who may wish to come as invalids, can rely upon receiving the attention of the most competent nurses, superintended by the medical attention of Miss Nivison.

“The fine Sulphur Spring and ample bathing conveniences connected with the establishment, are too well known and have been too largely enjoyed by the public these many years, to render it necessary to add anything new in their praise.

“Board from 6 to 8 dollars per week. Washing, Fuel, extra.

“Baths will be furnished to persons not stopping in the house, at the rate of \$2.50 per dozen, or 25 cents a bath. Tickets for the same procured at the house.

“For further instructions respecting board and other arrangements address: S. S. Nivison, Dryden, Tompkins Co., N.Y. Dryden, April 10, 1862.”

With this statement, Dr. Nivison announced opening of the Dryden Springs Sanitarium under her management, and assistance from her sisters, Anna T. and Mary W., considering less than successful attempts by others to conduct a similar operation, many thought conditions were unfavorable for the new venture.

The interest aroused in the community by the opening of this health resort could be summerized by the following editorial published in the *Dryden Weekly News* at the time:

“The Hotel at the Dryden Springs is now under the supervision of Miss S. S. Nivison, an able and experienced Physician, who while she has provided for the reception of visitors, has also made ample arrangements to receive invalids for medical treatment.

“We are pleased with the change that has been made in this establishment, and in consequence of which we feel confident that much benefit will be realized by the inhabitants of this vicinity, as well as by those of the surrounding country. We trust that all will be duly interested, and lend their most generous patronage, for the encouragement of Miss Nivison and Sisters to remain within our midst.”

As a result this venture prospered from the start, and soon the hotel was filled with patients. In such a peaceful setting and with the healthful mineral waters, did Dr. Nivison seek to bring health to her ailing guests. Many of them were rich

or well to do, who came summer after summer to drink the waters, and relax in the pastoral setting. They came also to enjoy the fine cuisine for which the sanitarium was noted, as well as for the social life.

Before long it was found necessary to enlarge the building. A little chapel was added, where religious services were held each morning. In addition to the regular morning worship conducted in the chapel during this time, occasional services were held by visiting clergymen of the Protestant Episcopal Church. (In 1885 the guests of the Sanitarium started a fund for the building of a Episcopal Church in the village of Dryden, but the effort was abandoned and the contributions returned to the donors.)

The seriousness of Dr. Nivison's intentions to make the Dryden Springs House a successful health resort, cannot be questioned. Those who came to the hotel, however, were not all rich and folks of leisure, who sought to bask in its pleasant surroundings and enjoy the healthful atmosphere.

Many of the patients who came to Dryden were in a very serious condition, and some of them were so weakened that they had to be carried to their rooms. Nevertheless, Dr. Nivison's method of treatment of each case as an individual study, was so successful, that the patient was materially benefitted, if not completely cured, and was able to leave the sanitarium under their own motive power.

By far the greater number of her patients were those suffering physical ills and disorders. There were some who came that were alcoholics and a very few cases of those suffering mental disturbances. Dr. Nivison's treatment of the mentally disturbed was such as to be called highly *revolutionary* in those early days, and caused the lifting of many eyebrows and the sad shaking of many heads.

At that time, if a person was mentally unbalanced, he was just insane, or simply crazy, and that was that. He was set off to an insane asylum, where he was watched over by "keepers" continually. Some did recover, of course, but the recovery was regarded as nothing short of a miracle.

Dr. Nivison had her patients of this category under the watchful eyes of her assistants all the time. She had them

mingle with normal folk and live as nearly normal lives as it was possible for them to do. Unless absolutely necessary, they were not kept under any restraint. If such restraint was undoubtedly required, she sent them to institutions especially designed to treat them.

Dr. Nivison was a firm believer in prevention of diseases. She believed it was necessary to cure, of course, but she valued much more highly the preaching and practicing of *prevention*. Her methods were often highly original. She showed no reluctance in departing from the accepted ideals of medicine in those days, when a particular case under consideration seemed to warrant a different treatment, she would institute a program of her own devising. And, though it may seem remarkable, her methods seemed to reach the desired end, the cure or alleviation of her patient.

Many stories were told about the innovations she introduced into her practice of medicine. One of them that was told, and one that would never die out, was to the effect that one of her patients had a digestive affliction so serious that he could not retain food. For him, Dr. Nivison had a whole lamb converted into a huge stew and had the patient bath in the broth. Whether or not the patient inadvertently swallowed some of the broth and retained it, or by some means absorbed nutriment through the skin, from then on the patient was able to retain and digest food; eventually, he was restored to health.

In order to have some means for transportation of visitors and patients arriving by train at the railroad station in Dryden, which was some distance from the hotel, Dr. Nivison had a span of grey mares attached to a surrey. This was used for transferring guests to and from her establishment. It became necessary, however, to sell them owing to financial difficulties she later encountered. She owned at one time a spirited, white Arabian horse.

Meanwhile, a Rev. John A. Staunton, whose wife Dr. Nivison had cured, gave her, in appreciation for his wife's recovery, a horse that at one time had been a trotter. This horse Dr. Nivison kept until about 30 years old, then, to keep the animal from falling into abusive hands the horse was shot after her death.

Introspection

A simple criterion of Dr. Nivison's life and her many years of association with the Sanitarium in Dryden, may be summed up in the following analogy. It consists of a series of reflections that might throw some light on her moods and feelings at the time she wrote them in 1873.

They were written almost 20 years after her graduation from College in 1855. They are appended here under the title she used: "A BRIEF SKETCH OF DRYDEN SPRINGS PLACE: Its Rise and Progress and Present Outlook for the Future":

By MISS S. S. NIVISON, M.D.

It is over twenty years since the idea settled into a conviction, that "let come what would come," *we* would "study and practice medicine." At that time, Miss Blackwell had just finished her eventful course as a medical student, and with diploma in hand, was taking her place as the first woman of America medically educated, and fully empowered with the right and the ability to practice the "healing art."

How the thought thrilled us! What a prophetic glow passed through our soul. The ecstasy of a new hope fired our pulse; electrifying and quickening into life an inextinguishable ambition. We resolved upon *our* freedom, to achieve it peaceably if we could, to do battle if we must, but to so far stem the current of the family and society sense of propriety, as to become a student of medicine. To devote our lifelong energies to our own moral emancipation and that of our sex.

As we look back we can truly say, it has been a battle, and one hard fought. But from that day to this, we have not faltered. It is true, at that time we little dreamed of the extent of the superstition and intolerance existing in the public mind, respecting the physical, mental and moral advancement of woman. Our ignorance was our safety.

But step by step, as we advanced, we learned how unwillingly the time-honored and traditional keepers, the self appointed guard, how unwilling they were to open the way to the domain of education in general, and medical education in particular to woman. But our appeal was to the God of nature—not to the god of superstition and bigotry—not to man nor *his* idea of the fitness of things, hence we were always able to pass the “lions in our path unharmed,” and sometimes perceived like David of old that the giant Goliath was easier slain with the sling and the stone than with the sword of Saul.

* * *

It is now over eighteen years since we graduated from the Medical College for Women, in the city of Philadelphia. From that time to the present, our undivided energies have been devoted to the treatment of the sick, and to the broader and better instruction of women.

We have had our ideal; we have not achieved it. We have only been laying the corner-stone, making ready for the future structure. From a large, and ever increasing private practice, we decided on establishing a Public Home, as nearly model as possible. First, as a general resort for invalids, making it all that it should be, to enable us most successfully to restore the sick to health. Secondly, to instruct the inmates in the laws governing the preservation of health. Thirdly, to annually appropriate a certain sum, for the gratuitous board and treatment of the worthy and indigent sick. Fourthly, to provide for women, the most thorough course of practical and scientific education, as physicians and nurses.

And last, but not least, to render our Home, home-like and agreeable in the highest degree possible, to that large and ever increasing class in America, requiring simply rest, good living, and recreation. In brief, we decided on establishing a Foster-Home as Cosmopolitan and Catholic in its dispensations as the needs of humanity. Not a Water Cure, not a Magnetic, not a Homoeopathic, not an Eclectic, nor an Allopathic cure — not a boarding-house, not a hotel — but, we repeat, a *Home*, an escape from pathies and isms, superior in practical results, if not in purpose, to all dogmas. And what has been the result?

It is now nearly twelve years since we first established ourselves at the so-called Dryden Springs Place, in Central New York. Single-handed and alone we started out. From the smallest possible beginning, we have now an institution comfortably accommodating over seventy-five persons and at the present time, filled to its utmost capacity. From the beginning, we have invited both male and female, the aged and the young, those in health as those most severely sick in body or in mind, however rich or poor in purse or purpose, to come and receive according to their need and our ability to administer.

On the other hand, we have been exacting in our methods. While adhering to no one school or system of practice, still, we have rigidly adhered to the policy of always endeavoring to provide the very best means to accomplish the ends sought.

First, in the matter of locating our Home. The pure and healthy atmosphere, the most excellent mineral waters, both in respect to their great variety and their superior medicinal virtues, the fine landscapes, thrifty and thickly populated towns adjoining, the fertile agricultural lands surrounding, offering the abundant supplies of fruit, vegetables and meats, all conspiring to render the location of our home at the Dryden Springs Place, the most favorable. The fact, also that it is central, not only to the state, but to the country at large, and of easy access by all the great thoroughfares of the country, and as of the hygienic and geographical facilities, so of the medical, we aim to combine the very best.

The work we set before us, when treating the sick, is to cure our patient by means orthodox or heterodox, by means scholastic or unscholastic, no matter, but by all the means that can, or may be brought to bear, *cure the patient*, and never to give up while there is life. Eagerly investigating all that medical science has to offer, all that the most skilled and successful in practice have to offer, intent only on facts, and those most useful to our purpose. In short, to arm ourselves at every point, with the weapons most powerful to combat disease, the most certain to insure the recovery of our patient, and to be too thoroughly in earnest to be moved or turned aside by malice or bigotry.

And the same policy has inspired all our efforts, for the moral and religious conduct of our Home. As we are firm

believers in Christianity, and as our hope for the race lies in its practical fulfillment, not in Paganism, so we open our Home and our hearts, meeting and treating men and women, in all ranks of life, not for more nor for less, but as they each and severally have need, endeavoring to teach and to practice the broadest charity for each and all, for the priest as for the people, for the high as for the low, for the rich as for the poor, to bear with saints as with sinners—in short, to pray and work for the common needs of humanity.

So much for the past and present indications and achievements of our work at Dryden Springs Place, but, as we before remarked, our ideal is unfulfilled. We count at present only the first essential steps taken toward the grand fulfillment of that ideal. Our work is yet in its infancy. We count the next step in the plan—the preparation so shortly to be made, for the broader, better, and more practical medical education of woman.

Each year's experience has only the more fully persuaded us of this necessity and confirmed us in the determination, all apparent hindrances and obstacles to the contrary; to press on, as speedily as possible, to develop this department of our undertaking, and carry it forward to its fullest consummation, and cooperation with the work of our Sanitary Department.

Our watchword is, work on, until the end is achieved, and to this end we invite, and earnestly solicit the cooperation of every man and every woman, who will find their compensation in helping to establishing one of the most needed and beneficent works of the age.

House Rules

By the late 1870s, Dr. Nivison had the management of the “Dryden Springs Place Sanitarium” firmly under her control. Her daily schedule of “House Regulations,” to which all patients and guests were expected to conform with, was set up under a system of “BELLS—To which all are requested to respond promptly.” They were as follows:

“For Rising	6	o'clock a.m.
For Walking	6½	o'clock a.m.
For Breakfast	7½	o'clock a.m.
For Morning Worship.....	8½	o'clock a.m.
For Gymnastics	9½	o'clock a.m.
For Dinner	1	o'clock p.m.
For Tea	6	o'clock p.m.
For Sunday Service.....	11	a.m. or 3 p.m.

“Notice of any other gathering in the Assembly Room will be put in the lower Hall, as occasion may require.

“Immediately after morning worship, *Patients* will visit the Office—one by one—for consultation, in the order of their arrival at the House.

“Baths will be given between 10 and 12 a.m. and 3 and 5 p.m. During those hours no *Patient* is expected to be absent from the house, unless previously excused. Each *Patient* is required to take absolute rest, alone, for an hour after a bath.

“The price of board, including treatment, is from \$10 to \$25 per week, according to the location of room. Lights and fuel extra. Also, ten cents will be charged for each meal served in private room.

“Price of table-board for children \$5 per week. Baths extra.

“Any article ordered by *Patients*, or *Visitors*, not already provided on the tables, will be charged for extra.

“The friends of *Patients* can always be accommodated with meals, lodgings, horse-keeping, etc. and will be charged with the same.

“*Visitors* are at liberty to avail themselves of the full privileges of the house, and will be subject to the same charges per week or day as *Patients*, according to the room occupied.

“*Patients* will furnish for themselves any *extra* glasses or pitchers required from those usually provided in their rooms. Kerosene lights are *not* allowed in private rooms.

“Any article of furniture broken by the occupant of a room must either be replaced or paid for.

“When articles for *packing-baths* are furnished by the house an extra charge of 50 cents will be made.

“*Patients* requiring an unusual amount of service will be expected to provide their private attendant. Board for such \$5 per week.

“Persons will be charged the full price of their room until its possession is given up, their goods removed, and bills settled. No deduction made for *temporary* absences. A weekly settlement of bills will be strictly required. All persons able to leave their rooms will settle their bills at the Business Office, from 9 o'clock until 10, every Saturday morning—the usual gymnastic exercises being omitted. Those not able to visit the Office will be waited on at their rooms.

“As invalidism is a *misfortune*, not a virtue, it should be kept out of sight and out of mind as much as possible. To this end *Patients* are desired: *First*, not to discuss with each other their *symptoms* or *treatment* — especially in public places. *Second*, not to recline upon the sofas in either parlor. *Third*, not to place their pitchers, glasses, bottles, or spoons in any of the public rooms or halls. *Fourth*, to put all shawls, wraps, etc., *folded*, upon the rack provided for them — not to leave them lying about. A shelf is provided in the lower hall for water-pitchers and tumblers.

“Sofa cushions must not be taken from the parlors. No rocking or easy chairs are allowed to be taken to the Piazzas, except by special orders. No one is permitted to take glasses, spoons, or any article from the dining room.

“*Patients* and *Visitors* are *positively* forbidden to visit the kitchens, or to wash any article of clothing in their rooms, or in the bathrooms. All *Patients* are expected to retire by 10 p.m. The lights in halls and parlors will be extinguished at that hour. (Dated: June 1, 1879). S. S. NIVISON, M.D.”

Purpose Explained

During the formative years of the Dryden Springs House, Dr. Nivison, in order to inform the public more of her purposes in establishing a health resort, issued this statement under the title "Dryden Springs Place," which was published circa 1874:

"An institution offering the most efficient and rational advantages for the care of the sick, at the same time made home-like and attractive in the highest degree to that large class requiring simple rest and recreation. . . .

"The far-famed 'Artesian Wells,' are among the natural attractions of the 'Dryden Springs Place.' The great number of flowing wells and the variety of their medicinal properties, comprise the finest collection of alterative and curative remedial agents which can be brought to bear upon the human system. Several of these 'Artesian Wells' are magnetic—one flowing to the height of over 15 feet.

"It is now nearly twelve years since this popular and highly successful health institution has been opened to the public, and such is its acquired renown for restoring to health the so-called 'helpless,' that invalids of this class are constantly resorting here, not only from the towns and counties adjacent, but from the remotest parts of the United States, and cures so remarkable have been effected as almost to surpass belief. It is the most central, favorably located and easily reached health institution in the State, and with its large and commodious buildings, attractive grounds, extending over nearly 100 acres, unrivalled 'mineral waters,' pleasant walks and drives, the well-earned reputation which the institution has attained for 'curing the sick,' in addition to the unusually pleasant and home-like entertainment offered visitors and transient guests, it is not surprising that the institution has so rapidly increased in popularity and patronage.

"The price of board and treatment varies from \$12 to \$25

per week, according to room occupied. An easy carriage awaits the arrival of all trains to convey passengers to and from the House.

“For further particulars, address:

“S. S. NIVISON, M.D., Dryden Springs, Tompkins County, New York.”

* * *

Although the water-cure method of treating patients at Dryden Springs Sanitarium by Dr. Nivison was somewhat a novelty in those early years, its effectiveness might be open to further discussion. We quote from an interesting booklet (1) brought to light during our research:

“The use of natural mineral water as a beverage, or in the treatment of disease, has been the subject of extended and careful investigation by eminent European authorities for many years, and the success attendant upon their labor is shown, not only by the vast number of persons who annually seek relief at foreign springs, but also by the frequency with which these mineral waters are prescribed in our own country.

“Nowhere . . . has nature so benignly prepared in her secret laboratory what may truly be called ‘*Living Waters*’ or offered them more graciously to suffering humanity, than at the shrine of *Dryden’s Magnetic Fountains*.”

From the same booklet we learn that astonishing successful results were attained in the treatment of “all afflictions of the Blood, Stomach and Liver, [and that] the Dryden Springs Mineral Waters are regarded as a sovereign remedy. [Also] for all Kidney, Bladder and Rheumatic disorder; for Gout, Diabetes, Bright’s Disease, Eczema and every phase of skin affections, these waters stand without a rival.

“It is in their prompt and combined Alterative, Diuretic, Diaphoretic and mildly Laxative action, that they are found to be a Perfect Solvent for all Uric Acid compounds. Gravel, Gall Stones and every other form of morbid accumulation affecting the human system are quickly dissolved and eliminated, resulting in what appears in many instances to be marvelous cures, where all other known sources of relief have signally failed. In brief, no more noteworthy and meritorious cures are on record than those which have been wrought in the free use of these waters.”

For those readers who are curious as to the alleged contents of these mineral waters and just what they contained, we offer the following analysis as submitted by the "Dryden Springs Mineral Water Co., Dryden, N.Y.":

"An analysis of the water from the different springs shows the presence of pretty much the same mineralization, varying sufficiently, however, in quantity and blending of the different minerals and gases [so] as to impart a very distinguishing taste and 'make-up' in the medicinal merits of some springs over others. While all the waters are more or less diuretic, diaphoretic, alterative, and tonic, only one spring as yet developed is an aperient water; only three are markedly diuretic and correspondingly alterative.

"We submit an analysis of the water from two favorite springs, as showing the standard mineralization properties of the various springs:

"MAGNETIC SPRING — Total solids, 11.5 grains per gallon. Residue consists of Lime, trace Soda, Potassium, trace of Iron —as Sulphates and Carbonates. Carbon Dioxide, free and combined, 13.00 grains per gallon. Lithia, traces, combined. Temperature, 47 degrees.

"SULPHUR SPRING — Total solids, 22.00 grains per gallon. Residue consists of Lime, trace Soda, Magnesia, Iron in form of Carbonates and Sulphates, also Chlorides. Carbon Dioxide free and combined, 6.5 grains per gallon. Calcium Carbonate, 5.8 grains per gallon. Hydrochloric Acid, combined, 4.0 grains per gallon. Silica, 0.55 per gallon. Lithia, traces, combined. Temperature 48 degrees."

The Fruitage

The following write-up appeared in the *Philadelphia Press* by a Special Correspondant who visited Dryden in 1873:

“Dryden Springs Place, Dryden, N. Y., July 21, 1873.

“Among the unheralded homes which lie in direct line north from Philadelphia, via Lehigh Valley, we find the one we date from, about half a mile from the beautiful little village of Dryden. Here we are surprised to find some of the finest mineral springs that have yet been discovered (far excelling many on which vast amounts of printer’s ink has been expended), and which are dispensing their benefits to numerous boarders, patients and pleasure-seekers at the ‘Springs Place.’ The ‘springs’ are ARTESIAN WELLS and their qualities were discovered while boring for salt of which there were supposed to be indications. The salt failed, but the whole community was abundantly satisfied at the white sulphur, the iron, and the magnetic springs that bubbled to the surface instead of saline waters.

“There is an additional interest given to this retreat by the fact that the large building with its numerous baths, the farm of a hundred acres and all patients, as well as the hotel department, is under the supervision of a lady—still young—Miss S. S. Nivison, who graduated in Philedelphia at the Female Medical College . . . *among the first graduates* when it was located on Arch Street . . . Class of 1855. She was then below her majority, but quietly entering her profession, she has not only become proficient in that, but has developed business ability which few men have equaled.

“The true history of ‘eminent women’ will record her as one of the most remarkable for professional and business capacity which the recent forward movement of the sex has developed.”

The Rev. A. C. George, D.D., editor of the *Weekly Mail*, published in St. Louis, Missouri, had been at the Dryden Springs in the early 1870s and gave the following complimentary notice of the institution:

“This delightful retreat is in charming lake country of Western New York. Healthier air, purer water, pleasanter surroundings, cannot be conceived. For those who seek rest, what a Valley of ABYSSINIA? For invalids who would be cured, what a genial Bethesda!

“The reader exclaims ‘humbug’, but he is mistaken. . . . *We know*. We have visited these Springs, and our loved ones have found health and happiness at their life-giving fountains.

“The presiding genius of this place is Miss S. S. Nivison, M.D., a thoroughly educated and eminently wise and practical physician. She gives her patient a home, makes life pleasant, and then cures his ills with unsurpassed science. We write this notice without Miss Nivison’s knowledge, out of pure gratitude for past favors, and with a disinterested desire to benefit our readers.”

In 1899 Mrs. J. W. Dwight of Dryden, wife of the late Hon. Jeremiah W. Dwight, commends the Springs waters with pleasure:

“In regard to the beneficial results to be derived from the use of the Dryden Springs Waters, I have the greatest faith. For seventy years, my father, Elias W. Cady, when indisposed was accustomed to drive to the Springs and drink freely of those waters. Invariably they seemed to rectify a disordered condition of the liver and kidneys and restored them to a normal state.

“I personally have used them for many years and know they are beneficial in eliminating the impurities from the system. I take pleasure in recommending them to the public.

—Mrs. Jeremiah W. Dwight.”

As Dr. Nivison assumed control and management of the Dryden Springs Sanitarium, there were undoubtedly many who scorned her method of treating the illness of her patients by the water-cure procedure. They were the doubters and disbelievers.

At the same time, there were many patients who had faith

in her system and were really helped or actually cured while residents at the Sanitarium. There were dozens who heartily endorsed her methods as a cure or a preventative of their maladies.

Among believers was Ezra Cornell, who was a frequent visitor at the Dryden Springs Sanitarium, and a warm advocate of the virtues of the mineral waters. Various members of his family likewise received marked benefits at the health resort.

Numerous professors of the University and their families frequented the Springs and enjoyed the refreshing influence of these waters. Notably among them were Prof. Moses Coit Tyler, and Profs. James Law, John Lewis Morris, Waterman T. Hewitt, Hiram Corson, Goldwin Smith and Prof. Albert N. Prentiss, who, on the occasion of his last visit to the Springs and Sanitarium remarked:

“I have never found, at home or abroad, any water that equals the Dryden Springs Mineral Water. It is the only water that I ever long for.”

A few letters and testimonials from some prominent people of Central New York testifying to the virtues of the Dryden Springs Mineral Waters should be interesting:

Dr. Samuel J. Parker, native and lifelong resident of Ithaca, commended these waters as superior to any domestic or foreign mineral water. He writes:

“For upwards of fifty years I have known of the Dryden Springs Mineral Waters (my pilgrimages to the Springs have been regular and frequent.) From extended observations and personal provings in the matter of mineral waters, I may say that I know of no waters, domestic or foreign, that compare in merit with those of the Dryden Springs.

“But the fact which I regard and would impress as foremost in importance for both the profession and the people at large to understand, is the exceptional efficacy which these waters have, first as a powerful diuretic; secondly, as a mild aperient; and lastly, as an alterative and tonic.

“I state what I have witnessed: scores of helpless, ‘bed-ridden’ cases brought to these Springs, where the patient had lain perhaps months (sometimes years), every organ con-

gested, every function deranged, the entire system necessarily loaded up and clogged with impurities. The unfailing rapidity with which these waters eliminated and freed the system of such sufferers, bringing speedy relief and restoration from his or her manifold ailments, has been indeed marvelous.

“It may be affirmed that for *rheumatism, renal, hepatic,* and every phase of *blood, and skin* disorders these waters are a *natural panacea*. Such is the record all these years respecting these waters, borne out alike by the testimony of plain people and of experts.”

—S. J. PARKER, M.D.

Ithaca, N.Y., November 1, 1896.

Older residents of Dryden testify:

“We, the undersigned, residents of Dryden and vicinity, cheerfully testify to the inestimable qualities of the Dryden Springs Mineral Waters, both as purely medicinal and as highly desirable for table use.

“As a proof of their popularity at home, they present a record of over three generations, testifying to their helpfulness in kidney trouble, rheumatism, skin and blood diseases, etc. Invalids depend upon them. There is but one opinion concerning these waters; they are as superior as they are famous among us.

“We are also pleased to state that Dr. S. S. Nivison’s professional association with these Springs for thirty-seven years, as owner and Resident Physician of the Dryden Springs Sanitarium, has abundantly verified all that we have expressed.

“Leaving technical testimonials to the chemist and physician, we earnestly desire to see these natural mineral spring waters universally known and enjoyed.” Letter was signed by:

“Geo. E. Monroe, Atty., Geo. E. Goodrich, Atty., Wm. H. Sandwick, P.M., G. H. Hart, Z. B. Sperry, H. C. Lormor, A. J. Baker, O. J. Hill, D. R. Montgomery, Benj. Sheldon, E. C. French, A. M. Clark, D. T. Wheeler, G. H. Pratt, Geo. H. Lormor, J. C. Lormor, J. Z. Fulkerson, F. S. Howe, D.D.S., C. D. Williams, John E. McElheny, O. H. Lindsay, R. W. Barnum, C. E. Rumner, D. C. Bernard, Harrison Hiles, Levi Messenger, Geo. A. Ellis, John W. Card, Fred R. Wheeler, Elson P. Wheeler, Benjamin Griswold, B. F. Stickles, Geo. Albright, Jesse B. Wilson, W. H. Dean and Jackson Jameson.”

Cascadilla Place Venture

It is rather difficult to write a story on Dr. Nivison's life and her association with the Sanitarium in Dryden, without including her connection with old Cascadilla Place on the campus of Cornell University. She portrayed a historic role in the drama of its building.

Perhaps there is no better method for detailing the history of this episode, than by presenting various letters and other historical data pertaining to Cascadilla. So that the reader may judge for himself, extant letters together with additional pertinent material involving several prominent Ithacans and others, are submitted.

During the summer of 1862, the Dryden Springs House was officially opened under the supervision of Dr. Samantha S. Nivison. It was a success from the start. Soon the building was crowded with patients and guests. So many flocked to it that the former old hotel could not hold them all, and she was compelled to rent rooms in the village to accommodate some of those who were physically able to walk and could wait upon themselves.

Sensing the need for enlarged quarters, Dr. Nivison conceived the idea of establishing in Ithaca a similar institution, but on a much larger scale. She talked with many Ithacans and others about her idea, including John H. Selkreg, Norman Crittenden, John Rumsey, John McGraw, Judge Francis Miles Finch, and Judge Douglass Boardman. As would have been natural in that era, she sought to interest Ithaca's most prominent citizen, Ezra Cornell. Believing that he would be enthusiastic in his support, she desired an interview and wrote:

SAMANTHA S. NIVISON to *Ezra Cornell at Ithaca*
October 31, 1862

I would be pleased to see you at the earliest opportunity.

I shall have business calling me to Ithaca on Monday—2nd. inst.—& I venture to ask the favor of an interview with yourself on the afternoon of that day. I will be at the Clinton House at 3 O'clock. If you do not have business calling you to town, & consequently should not be down: I will call at your house.

* * *

This letter suggests her unalterable determination to see Cornell by one means or another; it brings forth an outstanding quality of Dr. Nivison.

She possessed a magnetic personality, and easily won the confidence of those who engaged her attention. Her untiring energy and the belief that her enterprises could be made successful, which others deemed impracticable, might be considered as another example of her characteristic as an individual.

Her mind at this time was definitely set on a program that her life was to be devoted to healing the sick and to the education of female physicians and nurses. Meanwhile, she would not brook the interference of anything that worked against her fulfilling this vital purpose. She became very impatient when things did not go as she wished, for her earnestness and resoluteness often carried her beyond the limits at which reasonable prudence would stop.

Being a strong-minded, able woman, it cannot be questioned that Dr. Nivison, and she alone, first formed the idea and had suggested the plan of a water cure in Ithaca. She envisioned the building of an health institution, combining a medical course to educate "a limited number of females as physicians and nurses." It is equally certain that she continued to discuss her project with many people here and in the surrounding villages. Health, education, and women's rights, all wrapped up in one package. No wonder Cornell became interested and couldn't resist the idea! In due course, he became for awhile at least, one of Dr. Nivison's most loyal supporters.

According to Andrew D. White in his *Autobiography*: "He took the lead in establishing 'Cascadilla Place,' in order to give a very gifted woman [Dr. Nivison] an opportunity to show her abilities in administering hydropathic treatment to disease."

The site chosen for the building, to be known later as Cascadilla Place, was on the land where once stood the old Otis Eddy's Cotton Mill, to which Ezra Cornell, when he first came to Ithaca in July, 1828, hired out as a mill mechanic for one year. Its location was on the south bank of Cascadilla Creek ravine on East Hill, at the north end of Eddy Street. Cascadilla Place is now known as Cascadilla Hall, at the White Memorial Gateway, entrance to the campus of the University.

The wooden factory building which had occupied the site was moved quite a distance east to make room for the erection of Cascadilla Place and was used by the contractors as a shop and storage space. This building finally burned down.

Meantime, the announcement that a water cure was being considered for Ithaca attracted wide attention in the press. There was an exchange of "pleasantries" between the editors of the *Ithaca Journal* and the *Elmira Advertiser*. The Elmira paper took a dim view of the situation, commenting with some silly, mean and malicious falsehoods which aroused the editor of the Ithaca paper to reply on June 7, 1863:

"We believe our people, without exception, have ever entertained an honest pride in the prosperity and advancement of our sister villages, and have been gratified at their growth in wealth and all that goes to make up a thriving community. . .

"The facts of the case we understand to be, that Miss Nivison, after visiting many localities, Elmira among the number, decided to purchase a large building in our village, and fit it up for an extension water cure. And this conclusion was arrived at without any effort on the part of our citizens. Miss Nivison made her own selection, one of the most beautiful views in the State, and we are perfectly willing that those who visit her popular cure when in operation in our midst, should be witnesses of her wisdom in the matter. . . . For scenery, we had, in the innocence of our heart, supposed Ithaca to be unequalled. It is so recognized by travelers."

Dr. Nivison became very anxious to put her plan into operation. There is recorded in the office of the Tompkins County Clerk on October 10, 1863, a deed from Ben Morse, etc., to Mary W. Nivison, a sister of Dr. Samantha S. Nivison, conveying certain lands, with reservations as to water rights, dams

and raceways, for a consideration of \$2,000. There is the record that Miss Mary Nivison gave to Ben Morse a mortgage for \$1,000. The lands conveyed were the same as then occupied by the cotton mill.

Apparently the reason why Dr. Nivison placed the title to these lands in the name of her sister Mary was, that being so involved with the business of managing the Sanitarium in Dryden, she did not wish to jeopardize ownership of the Ithaca land she had chosen as the site of her venture here. She lost no time in launching her project as evidence by this letter:

S. S. NIVISON to *Ezra Cornell at Ithaca*
November 3, 1863

I was in Ithaca yesterday with the hope of seeing you, but learned that you were out of town & would not be in until the arrival of the evening boat.

I sent my boy to the landing to ask you to drive to the Clinton House that I might see you if for no longer than to have you make an appointment for some future day when you could have more leisure to see me. But the boat not arriving & the uncertainty of its doing so that evening decided me to return home & not try to arrange seeing you at the present (especially in consideration of election-day being just at hand). But if you please I would like you to appoint some day suited to your convenience when I can have the favor of an interview.

There are some Plans, Propositions &c which I would be pleased to lay before you at the earliest convenient opportunity.

* * *

The "Plan" Dr. Nivison wished to bring to Mr. Cornell's attention was, without doubt, her sketches of floor plans for the building she had in mind. In addition to this plan, one of the "Propositions," if not *the* one, could have been her estimate of the volume of business her proposed institution would attain and the profits she anticipated from her venture. In her enthusiasm, however, it is feared that she painted a greatly over-optimistic picture of what might be expected in the matter of financial returns from the project.

Her building plans indicated it was to have 165 rooms, with 150 of them occupied the year round, and an annual income of approximately \$93,600, with a net profit of 10%, or \$9,360 per year. Estimated cost of the building was \$50,000, to be raised by sales of stock in amount of \$25,000; borrowings, \$15,000, and from donations, \$10,000.

The borrowed \$15,000 to be paid back at end of the third year; the \$25,000 in stock to be retired by end of sixth year; and at end of the fourteenth year there would be, according to her estimates, a surplus of \$101,665! This was the "Proposition" Dr. Nivison wished to bring before Cornell.

Dr. Nivison must have sedulously cultivated the friendship of many Ithacans and interested them in her proposed venture. An editorial published in the *Ithaca Journal*, December 16, 1863 supported her proposition to build a "medical institution" on East Hill, from which the following is a partial quotation:

"A proposition to erect a large and commodious Medical Institution under the above name (Cascadilla Place), and located upon the East Hill of this village, has received enough examination and discussion by some of our citizens to justify us introducing it to the public generally. We do this more readily because the enterprise has reached that point at which the cooperation of our men of wealth and public spirit is needed to secure the benefit of the meditated improvement for our own place, and preventing it from going elsewhere.

". . . we have the assurance of Hon. Ezra Cornell, who is never behind in aiding any good work or public improvement, that he will lend the enterprise both his good will and a fair and sizeable proportion of pecuniary aid, and others of our citizens have made similar intimations."

* * *

With the passing years has come the belief that a woman drew the plans for Cascadilla Place, and that woman was Dr. Nivison. Here's a letter she wrote at the end of 1863:

S. S. NIVISON to *Ezra Cornell at Ithaca*
December 24, 1863

I shall be in Ithaca Saturday morning of the present week—about 9 O'clock—& would like to show you the plans, which I have now Completed. There are some further explanations

which I wish to make relative to them &c. I promise then to give you clear All the rest of the old year.

* * *

This and later correspondence makes it plain that the plans she referred to probably were sketches showing the layout of floors, location and dimensions of rooms to be devoted to specified purposes, hallways, etc.

Apparently Dr. Nivison did not succeed in obtaining the interview she sought with Cornell in her letter of December 24, as the following correspondence from Albany will indicate:

EZRA CORNELL to *F. M. Finch at Ithaca*

January 9, 1864

I shall place Miss Nivison's sketches of a building in the hands of an Architect tomorrow, and have proper drawings made to fully illustrate her ideas of an edifice.

P.S. Cascadilla just in hands of an architect, Jan. 12, 1864.

* * *

During early 1864, letters concerning building plans, its charter and the naming of Cascadilla were exchanged. In addition to this, the question of more financial aid to assist in the project was raised.

Cornell was the guiding hand in steering the early career of Cascadilla as evidence by the task he took upon himself of incorporating the enterprise. The law firm of Boardman and Finch was commissioned to draft the charter. Following exchanges of letters are noted:

F. M. FINCH to *Hon. E. Cornell at Albany*

January 11, 1864

Yours of the 9th came tonight. The amended Charter of Ithaca is nearly complete but it will have to be examined & modified by the Board & then rewritten. That will delay it somewhat & I have concluded to lay it aside for the present & complete the Charter for Cascadilla Place & for draining swamp lands first.

EZRA CORNELL to *F. M. Finch at Ithaca*

January 17, 1864

Yours of the 15th is at hand, also a line from Boardman

enclosing a draft for Cascadilla Institute with a blank to fill with names of incorporators. I have written Miss Nivison to suggest names to fill the blank.

Will you not suggest names of persons who will aid with capital and active influence—I will suggest that Miss Nivison and Dr. Morgan should be named incorporators. I don't recollect of any disability in Ladies to being incorporated. Send me the names.

S. S. NIVISON to *Ezra Cornell at Albany*
March 21, 1864

The "Plans" I have seen & am much pleased with them. I think the changes that have been made all indicate improvements—with the exception of a few trifles they entirely satisfy me. I think they will give general satisfaction. . . . I see no notice of a Charter as yet. What is the prospect? Do you think you will be able to obtain one? And if not will it cut short the whole matter for another year? Or, in other words, is there nothing advantageous which can be done without a Charter?

* * *

It was in the spring of 1864, that Dr. Nivison's idea and plans resulted in the incorporation of Cascadilla Place, a building originally designed as a water cure, in which Cornell and many citizens of Ithaca were stockholders. Cornell, then a member of the New York State Legislature, introduced the bill leading to the incorporation of the company. He was to become president of the board of trustees.

In its issue of June 8, 1864 the *Ithaca Journal* had a long article under the heading "Cascadilla Place" and in it noted:

"We are now able to say to the public that the bill incorporating the above institution has been signed by the Governor and become law."

Returning home from Albany, Cornell brought with him the architect's drawings for Cascadilla Place. The original plans had called for a wooden structure, but possibly under President White's influence, he decided on native bluestone, which could be quarried from nearby Cascadilla Gorge.

Site Described

This establishment is located in Ithaca, N.Y. Its site is on an eminence overlooking the village from the east. Its northern line is a natural ravine, broken up into cascades and waterfalls, in whose depths the "Cascadilla" finds its way to the valley. At its eastern margin an artificial stream, answering the purpose of a race-way, which has wound along the verge of the ravine from a supplying dam, spreads itself out into a large pond shaded by willows, and furnishes an ample supply of water to the establishment. Springs, both of pure water and largely impregnated with sulphur, lie along the banks of the ravine, and will be used in the buildings. The landscape around is unsurpassed. The waters of Cayuga Lake are spread out to the north, and may be seen for a distance of thirty miles; the village lies beneath with a broad belt of highly cultivated farms skirting the west, and, stretching away to the south, the valley loses itself among the hills in the distance. From the piazza of the building eight of the nine towns of the County of Tompkins; four towns in Seneca and two in Cayuga can be seen.

The building, whose erection has already commenced, is to be of stone, having a front of one hundred and a depth of one hundred seventy-five feet, rising four stories above the basement, and surrounded with porticoes and balconies. It was planned by Miss Nivison, (under whose direction the Institution will be placed), with patience and care, and with marked skill and ability. Her long and successful experience has enabled her to produce a plan, which, the Trustees believe, will prove to be most thoroughly and perfectly adapted to the purposes to be accomplished. The building will accommodate, easily and comfortably, two hundred patients. A Gymnasium and exercise room will be built along the margin of the ravine, having from its center a bridge spanning the chasm directly

over a beautiful cascade, and leading into cool and pleasant groves beyond.

The institution is intended to be something more than a *mere* "water cure". Its foundation theory is *not* that water is a *universal* panacea. Using it freely in all proper cases, its medical direction will, nevertheless, feel free to use and apply all appropriate medical remedies without a blind and exclusive adherence to any one system. The care and the cure of each patient will form a separate study and nothing will be omitted likely to restore health and strength, whatever be the particular "school" from which it is derived.

It is intended, eventually, to unite with this main purpose of properly treating the sick and of the restoration of invalids, the instruction and education of females as physicians and nurses. Such an arrangement will benefit both patients and pupils. It will give to the former intelligent, thoughtful and interested care, instead of the hired and routine attention of the ordinary institution, and to the latter experience as well as learning.

In the end it is hoped that the surplus earnings of the Cascadilla will enable the Trustees to erect a separate building for the care of the indigent sick and of invalids who are unable to provide necessary medical attendance and care. So that in no sense is the Institution a private speculation, but in all respects a Public Beneficence. Its profits will go, not into the hands of individuals, but wholly into appropriate channels of usefulness and benevolence.

A large proportion of the stock of the corporation has already been taken in Ithaca. Upon its stock the Institution is allowed to pay dividends not exceeding eight per cent, and in the end it is expected to redeem its stock and own itself. Donations are flowing in to a limited extent, but should be largely increased to enable the Institution to enter early upon that part of its work which contemplates the medical education of Females and the gratuitous treatment of the poor.

The Trustees call attention to the Charter of the Institution, published herewith; also to the address of Miss Nivison, lately delivered to the citizens of Ithaca, a copy of which she has kindly placed at our disposal.

As the Institution is neither local or limited in its objects and its aims, the Trustees appeal to all who are interested in the results sought to be obtained for their encouragement and support.—From *Trustees' Booklet* on CASCADILLA PLACE,, July 12, 1864.

* * *

A description of the building, as published in the *Ithaca Journal*, shows that it was to be four stories high above the basement; was to be 190 feet long and 102 feet wide; the main entrance was to be on the south side. The number and kinds of rooms are stated to have been:

BASEMENT: There are to be 14 ordinary and vapor bath-rooms, 11 servants rooms, 2 ice houses, 5 store rooms, a kitchen and a dining room; all to be connected by two halls: each 13 x 148 feet.

FIRST FLOOR: 33 patients rooms; dining room and parlor each to be 40 x 50 feet; a consulting room and an office, each to be 18 x 19 feet; two halls along the length of the building, each 14 x 157 feet which will connect at the ends with halls each 12 x 42 feet.

SECOND FLOOR: 30 rooms for patients; 3 private parlors each 15 x 16 feet and two halls, with connections, will be 42 x 150 feet.

THIRD FLOOR: 47 rooms for patients, a dining room to be 32 x 41 feet and four galleries or halls 150 feet long.

FOURTH FLOOR: 55 rooms for patients, and four galleries of the same extent as those on the lower floors.

Entire elevation, 60 feet from ground, three full stories, with upper or fourth floor lighted by French Dormer windows. Entire cost of building and furnishings estimated at \$50,000.

During the summer and fall of 1864, excavation work for the building continued. It was proceeding, however, at a much slower rate than had been anticipated, and was proving much too costly. Among the reasons given for this, may have been the depth of the foundations and presence of heavy stratum of rock close to the surface in the area.

Meanwhile by December, 1864 a contract for 200,000 feet of lumber and timber had been let to Messrs. Esty and Lewis who operated a sawmill near Etna.

During the winter of 1864-1865, a limited force was employed. By spring, the number of workmen was greatly augmented. In midsummer the need for a greatly enlarged force was apparent, as suggested by an item in the *Ithaca Journal* of July 19: "A number of masons can find good situations, prompt pay and steady employment at Cascadilla Place. There is work for all who may apply."

Apparently this announcement had the desired effect for the same paper records on August 9: "Under the effective aid of a large force of mechanics, Cascadilla Place is expanding into an immense structure, which when completed will be an ornament to our village and add another to the many attractions with which Ithaca is surrounded."

Meantime, during the winter while Cornell was busy with affairs in Albany, his many close associates were constantly keeping a sharp watch over developments here in Ithaca. Several of them had carefully studied the plans for Cascadilla and were agreed that by reducing the width dimension of the various halls and size of rooms, considerable savings might be made.

Cornell expressed to his friends the concern he had about the heating of the building. His views were that if the original plans were changed too much, it would possibly affect the placement of the basement walls. They reported to him that the supporting walls had weathered the winter and early spring in real good shape and were perfectly sound.

Another problem, however, caused some concern. A serious injury during 1865 to the dam at Esty's Mill was thought to have a delaying effect on delivery of lumber contracted for. Nevertheless, it was believed that the mill would be able to furnish the lumber as fast as needed.

* * *

About this time, there were heard from some stockholders faint rumblings of dissatisfaction over the way the financial prospects for Cascadilla were developing. There was not, however, the slightest doubt in Dr. Nivison's mind as to what she so desperately desired to accomplish.

In the meantime, efforts to raise funds to complete the project demonstrates how increasingly difficult it was to obtain

money. People would not subscribe for stock, and stockholders themselves were reluctant to increase pledges. In some instances subscribers who had not paid their subscriptions could not be induced to complete their undertakings. Furthermore, evil times had fallen upon the country with Lee's surrender at Appomattox on April 9, 1865, which brought the Civil War to an end. As a result, the economic pressure was felt in Ithaca as well as nationwide.

In summary, the Corporation was in dire financial circumstances. The building was but fairly started, there was considerable debt which had been incurred and no money to pay creditors. Meanwhile, the public at large was losing faith in the project, owing in part, to these problems that caused the Treasurer of the Corporation to write:

JOHN RUMSEY to *Hon. E. Cornell at Albany*
January 29, 1866

After using every endeavor in my power, I am still unable to collect means enough (from those persons who are in arrears of the Stock Subscriptions) to pay the indebtedness of the Cascadilla Place.

And consequently those persons who are creditors of the Institution, and others, are pronouncing it a failure.

As treasurer of the concern and feeling a great interest in the success of the undertaking, I feel called upon to ask you to forward a check say for \$2,000 on your subscription, which will pay the debts and stop the talk.

* * *

Another event of great magnitude also took place in 1865. It was one which may have had its effect on the construction of Cascadilla. In addition to the end of the war, it was also the year when Cornell University came into official being by virtue of its incorporation through an act by the State Legislature.

Perhaps these two events, coming so close together, had a deteriorating effect on the plans for Cascadilla Place. Its financial plight is graphically described in the following letter:

HON. F. M. FINCH to *Hon. E. Cornell at Albany*
February, 1866 (Letter undated)

In one or two of your last letters you have asked me the

worrying question as to the future of Cascadilla Place. I have thought it all over until certain views of the matter have impressed themselves deeply on my mind. And I now propose to give them for your careful consideration because they are *not* a *hasty* growth.

1. We cannot raise in the town of Ithaca \$5,000 more for Cascadilla Place. Those who have given have given as liberally as they should have done & many perhaps more. Not more than one or two of them can be induced to add to his subscription. You will find this fact most certainly true. I have broached the subject to almost all and I *know* we can do no more in that direction. Those who did *not* subscribe in the first instance will not do so now. At the beginning the project was *new* & hopeful; *now* a general despair & doubt has settled on the People & I know you cannot raise \$5,000 more.

2. I think it is idle to rely on Miss Nivison. She has said, I am told, that if her position in the new Institution was rendered *secure* she could raise \$20,000 toward its completion. At my suggestion Boardman asked what she *required*. He got on definite answer—really nothing but complaints. I doubt her *ability* to fulfill what she has promised.

3. A prevalent and deep seated idea that the plan entered upon will prove enormously expensive & then perhaps fail has fastened itself upon the public. It will take \$30,000 to finish the building; \$20,000 more to furnish it, put in the necessary heating, lighting and bathing apparatus; add \$10,000 more at least for the grounds, bridges, Gymnasium &c. We *must* look these things in the face. We have *not* got & cannot get the funds. You *ought* not to & must not put another dollar into it. The University will absorb all you ought to be willing to give after the completion of your Library plans.

4. It is apparent now there is danger, great danger, of failure. Nothing can be done the coming year evidently. The question presents itself—what can be done? I will tell you now what I propose.

Let us so arrange that all you have done for the Cornell Library—all that has been done for Cascadilla Place—shall go into and become part of the “Cornell University”.

1. Let the subscribers to Cascadilla Place release to the

University all their interest in the Institution. Let that building be modified somewhat, completed at once & the University may be *organized* & running in one year from today. Its basement and dining room arrangements will be just what you want. It can easily be made to answer all present purposes—and eventually—with its convenient water power it will be just the place for your school of Mechanics, mining and engineering.

2. Take Gile's place for your Presidents house; add his grounds to your University & buy a broad strip right through to the south including your Cook place, cleaning off all the buildings as fast as needful—temporarily perhaps using some for boarding houses—running a street north & south along the rear & making the lawn or Campus on your Cook place. These grounds could be made a magnificent site for the University. So far as my father's place is concerned, he is trying to sell it to individuals & I will guarantee that the University can have it at a lower price than he can today sell it for. No interest of his shall in any way be subserved by the adoption or rejection of this plan.

3. Then make the Cornell Library the Library of the Institution. It will *then* be *near* enough for all practical purposes—its Library will become at once available & will serve two purposes instead of one; its large hall will do admirably for "Commencements" and exhibitions; the Law Department could be organized in its upper rooms & the grand result can be accomplished of fusing into one magnificent whole all three of these separate enterprises.

Such an arrangement *ensures* prompt & immediate success; gives instant vitality to your institution; will enable you *this year* to organize your corps of instructors & get to work next year.

Consider the question of cost. If you give the University

100 acres of land that is.....	\$10,000
Your building will cost, say.....	70,000
Your President's house, say.....	6,000

\$86,000

On the other hand the University can probably buy as follows

To finish Cascadilla Place	\$35,000
Of Gile's place for President	10,000
Cook place, say	8,000
Finch's, say	4,500
Godfrey strip	1,000
Heustis, say	3,000
Small houses in between, say	10,000
	—————
	\$71,000

In other words I think the University can get its completed building, President's house & grounds on this plan in one year for just about what the building *alone* will cost at Fall Creek, & be two or three years in the process of completion.

In this arrangement one good substantial Library takes the place of *two* smaller ones; everything is made at once useful and effectual.

But even if your judgment will not carry you as far as this at least I *do* think that Cascadilla Place should *begin* the University even if ultimately *all* the *other* buildings should be on the north side of the creek. It would even then, make a magnificent Medical Department or Mechanical & Agricultural School both of which are better to be separated from the main cluster.

I have no doubt I can carry with me in favor of this plan *every* Trustee & stockholder of both institutions affected if *your* judgement concurs.

One word more. I make these suggestions simply as suggestions. I shall prove neither obstinate nor prejudiced because I have presented these views but I think they are worth *serious* reflection and should not be hastily rejected. At all events I can see no future for Cascadilla Place.

* * *

Apparently this letter, or a copy of it, came to the attention of John H. Selkreg who, on February 23, 1866, wrote Cornell in Albany to support Finch's suggestions on Cascadilla Place. Selkreg seconded the opinion that no more money could be raised in Ithaca to complete its construction; he urged adoption of the general plan as suggested; agreed on the time required

to complete a building for the University, and proposed that Cornell adopt, substantially, the suggestions made by Finch.

Furthermore, it is reasonable to suggest that a close connection existed between the trustees of both Cascadilla and the University, members of one being members of the other, which apparently resulted in discussions and proposals between them. Meanwhile, it should be noted that it was on March 14, 1866, that the plans for a University building were accepted by the trustees of Cornell University.

In the meantime, it became evident that affairs of Cascadilla Place were at a standstill. There seemed no possibility, as Finch's letter would indicate, of any work being done on the building during 1866. It should be pointed out that Dr. Nivison lived in Dryden only during the time the Dryden Springs House was open for the summer season. It was not prepared to receive guests and patients during the winter months. That Dr. Nivison was officially ignorant of the proceedings of both the stockholders and trustees of Cascadilla is indicated by this letter:

S. S. NIVISON to *Ezra Cornell at Albany*
April 8, 1866

When you return to Ithaca, if you will let me know at your earliest convenience, when I can see (you) I will come down and settle up my business with you. Also would like to discuss with you further matters relating to the interests of Cascadilla Place.

I look to you—as the one that must deliver my cause & the object which it represents from the petty thralldom & misrule of those who now consider themselves in authority.

* * *

During the summer of 1866 and until the fall of 1867, there seems to be no authoritative report of events concerning Cascadilla. Money was received, according to the cash book, from Cornell, from notes and bills discounted, from the State and from a source indicated only by the word "cash." These funds were expended mostly for material and labor. It is evident, however, that work on the building was proceeding slowly, very slowly.

As president of the Cascadilla trustees, Cornell endeavored to get things moving, as indicated in a letter he wrote in October, 1866, to Andrew D. White in which he optimistically asserted, "We shall get 1/3 or 1/2 of Cascadilla Place under roof."

In the spring of 1867, Dr. Nivison wrote:

S. S. NIVISON to *Ezra Cornell at Albany*

March 12, 1867

I have been anxious to have some talk with you about "Cascadilla" matters. . . . There are a number of suggestions that I would like to make to you concerning the future of the work—its best means of accomplishment &c. I am very anxious that it should become by Act of Legislature a fully Chartered Medical College which it now is not. But my first and greatest anxiety—in behalf of the work—that its finances may be brought to a more hopeful and intelligent crisis & the exact interest that it will compensate myself or any other individual to take in it.

* * *

By the fall of 1867, it became apparent that Cascadilla Place had no standing as a going concern. It is probably that Cornell, as president of the Corporation, had assumed responsibility for the building, with the result that the stockholders may have felt that the best solution was to turn the building over to him.

On November 15, 1867, thirty-one stockholders of Cascadilla Place made an agreement to sell to Ezra Cornell "all their right, title and interest in, and to the stock or stock subscriptions on property real or personal of said Cascadilla Place . . . at the rate of fifty percentum of our paid up subscriptions to the stock of said Corporation."

During the winter of 1867-1868 work on and in Cascadilla was progressing in a somewhat fitful fashion; but the building was slowly being made ready for occupancy.

In late winter of 1868 Dr. Nivison, having heard of these "faint rumblings" of the financial prospects for developing Cascadilla, lost no time in writing Cornell that she should have the right to be informed as to "what was going on," as the following letter implies:

S. S. NIVISON to *Ezra Cornell at Albany*

February 4, 1868

I have been informed by some of the stockholders of the "Cascadilla Place" that movements are on foot to sell out the stock to yourself to be appropriated as University property. Will you please inform me as to the correctness of these statements.

If such be the fact I claim the right to some official information. My mind adheres to the evidence you have always given me that you had but the one thought or intention relative to the work—namely—to carry out the spirit & letter of the Charter & I am bound not to believe anything to the contrary short of your own avowal.

In any event will you please give me your ideas as to the failure of the work. I am spending the winter in New York & am home only for this week & should be pleased to hear from you as promptly as your convenience will allow.

* * *

Evidently this letter had some influence on Cornell, who replied almost immediately. His reply apparently appeased Dr. Nivison to some degree and helped to "smooth her feathers," as her characteristic reply indicates:

S. S. NIVISON to *Ezra Cornell at Albany*

February 12, 1868

Your letter of the 10th inst. I have received.

I am greatly comforted by the intelligence you give me concerning "Cascadilla Place".

It gives me, also, the greatest satisfaction to know—that others, not yourself, have been engaged in trying to sell out the "Birthright" of the place "for a mess of pottage" & thus destroy its future claim to the "Blessing" of either God or man.

But it is not strange, I suppose, that when persons have thus surrendered themselves to a narrow and purely self-protecting policy—that they should like to cast the reflections of their acts on someone else. Be this as it may, I am happy to know the real facts of the case & knowing them—I most decidedly have a proposition to make to you, by which I think the place

can be made to realize the high ideal I have always entertained for it.

I leave here tomorrow for New York City to be absent a fortnight, I presume.

As soon as possible on my return I will try & see you if you are to be found & state what I have in mind.

Meantime, believe me as ever most sincerely the advocate of "Cascadilla Place"—as a "Home for Invalids & a Med. Coll. for the education of Women" & as ready, as I have ever been, to work for it so long as I can find a *certain place* to "put my shoulder to the wheel".

* * *

Even though Dr. Nivison sought so desperately to find a "certain place" to put her "shoulder to the wheel," she simply could not or would not, recognize and understand the seriousness, from a financial viewpoint, at least, of the situation confronting the trustees of Cascadilla Place. In a letter she wrote later, she deplored the difficulty of obtaining money to apply to the Dryden Springs House, but seemed unwilling or able to connect the same difficulty with erection of Cascadilla.

Meanwhile, it became more apparent that Cornell hesitated to surrender Cascadilla to any authority other than that for which the corporation had been constituted. There was no question in his mind but that he thoroughly understood the plight of the building and sought means to save it. Furthermore, he fully realized that the two years given by the Legislature for the start of Cornell University had passed. The "South" university building was in process of erection on his farm, with completion sought by early summer.

With these two problems bearing upon him, Cornell conceived a plan to accomplish two desired ends at the same time, namely, to save Cascadilla and to protect the University. His plan was to lease Cascadilla to the University, thus providing funds to complete its erection, and at the same time to have a building the University could use.

At a meeting of the trustees of the University, held February 13, 1868, Cornell made a long report, and then added:

"I have now the opportunity to make the arrangements necessary to assure the use of 'Cascadilla Place' for the

University. This edifice is conveniently situated to be used in connection with the University and will give very good and pleasant accommodations to about three hundred students, or to a less number of Professors and students, if occupied jointly by both. I suggest that this subject be referred to some committee with power to make the necessary lease of that property if it is thought likely to be wanted."

The trustees of Cascadilla Place met May 18, 1868, and passed two resolutions: (1) To borrow not more than \$30,000 to complete the building so that, (2) it could be leased to Cornell University for a term not exceeding five years at an annual rental of not less than \$9,000.

At a meeting of the Board of Trustees of Cornell University July 29, 1868, the committee appointed to effect a lease of the Cascadilla Building reported:

"That they have entered into negotiation with the owners of such building and have made with them a verbal arrangement to lease the same for a term of five years, subject to the approval of the Board, at a rental of nine thousand dollars a year upon condition that such building is finished and ready for occupation at the opening of the University: that no formal lease has yet been executed & the committee prefer not to do so until the building is completed or so nearly so as to make its completion in time certain; and until the terms of such arrangement have met the approval of the Board.

"JNO. MCGRAW

"WM. ANDRUS

"F. M. FINCH

July 29, 1868."

The minutes show this report was adopted.

In summary, despite the fact that more than \$50,000 had been expended upon the construction of Cascadilla, more would be needed to complete and improve the building. An effort to borrow more money failed. On August 29, 1868, the Comptroller of the State of New York wrote:

W. F. ALLEN, Comptroller *to Hon. Ezra Cornell*

August 29, 1868

I herewith return to you papers submitted to me for a loan

on "Cascadilla Place" with a copy of an opinion this moment received from the Attorney General. . . . in view of the conclusion to which he has arrived, it is well I did not act without his advice.

* * *

Evidently Cornell did not take the comptroller's "No" as the final answer, but kept the matter alive. Replying to a letter previously received in which the comptroller inquired as to the uses of Cascadilla Place other than those mentioned in its Charter, Cornell wrote:

EZRA CORNELL to *W. F. Allen, Comptroller at Albany*
November 24, 1868

. . . Cascadilla Place is a corporation—organized as a benevolent sanitary and Educational institution, the objects of which are (Section 1, 2, 3 & 4 of the Charter are cited).

The Corporation has prosecuted the work of erecting the edifice as rapidly as the means at its command would permit, but the cost of the building has been much greater than was estimated in 1864 and to provide the means to finish the edifice the corporation effected a lease of the edifice to the Cornell University for a term of two to five years, as the University may find it necessary, for the accommodation of its students.

This use of Cascadilla Place by the University is not intended to divert it from the uses contemplated by the Charter, but merely to suspend such use as may be necessary to provide the means to carry out the legitimate design of the corporation.

The Venture Fails

The historic role of Dr. Nivison in the drama of Cascadilla Place was now drawing rapidly to a close. Cascadilla, burdened by debt, was under lease to infant Cornell University whose opening date had been set for September 1868. There remained, however, one formal act, and this the majority of the stockholders of Cascadilla performed: they met April 8, 1869, and agreed to transfer their interest in the corporation to Cornell University.

It was thus that Cascadilla Corporation passed to the control of the University, and the curtain fell on the drama of Cascadilla Place, to blot out Dr. Nivison's assiduous role.

In due course, the building became a dormitory for students and a residence for newly appointed professors of the university and their families, rather than a lordly lecture hall.

There may have been many reasons why this venture did not succeed. Perhaps the foremost was the fact that money subscribed for building Cascadilla gave out before it was even one-third completed. Another possibility is that the Civil War had ended, and investment money had become scarce.

Cornell tried in every way to save the building for the purpose intended by the charter of the company. He had invested at least \$30,000 for the erection of Cascadilla Place, but he could not save it.

Undoubtedly, Dr. Nivison was bitterly disappointed in the failure of her dream. She had put time, thought and hope into her plans. She repeatedly expressed the conviction that she "had not been done right by" in the matter of Cascadilla Place, and claimed she had been "done out of her rightful interest in it."

In summary, however, there is no proof, except through the record of the cash book that would indicate Dr. Nivison had subscribed to, or paid for, any stock in the Cascadilla Corpora-

tion. A list of subscribers shows that her sisters Anna T. and Mary W. had, together, subscribed for \$1,000 worth of stock. Moreover, the cash book shows that Miss Mary Nivison was credited with \$696.71 worth of stock, as being paid to her "for real estate."

When success of Cascadilla Place failed to materialize, Dr. Nivison entered into further negotiations with the owners of the Dryden Springs House and made arrangements to purchase the building. As first payment on the property, she borrowed \$1,000 from Ezra Cornell, paying it back to him during the ensuing year. Most unfortunately, however, she purchased much more land than was really needed, which resulted in a debt burden she found most difficult to carry.

Meanwhile, she had expended a great deal of money in building additions to the former hotel. In this, as in other financial matters with which she became involved, it is feared she depended too much upon her own ideas as to what additions should be made and where they should be placed. It was often said the result was "a Sabbath Day's journey from the kitchen to the dining room."

Because the spring waters were used for bathing, many bathrooms were required, but installations were not always made at the most advantageous places. In consequence, one found bathrooms in the most unexpected locations: they seemed to have been scattered about with reckless abandon. Eventually the building acquired the reputation of an "architect's nightmare."

Meanwhile, Dr. Nivison had endeavored to equip the Dryden Springs Place with a heating system sufficiently to heat it for winter occupation. But because the place was so large and rambling, she was not entirely successful in this endeavor. Consequently, she closed the place during the coldest part of the year, returning to Dryden when warmer weather made it feasible to reopen.

A New Venture Beckons

"I declare the international exhibition now open," firmly stated the President of the United States, Ulysses S. Grant, as he concluded his brief oration launching the centennial exposition at Philadelphia in 1876.

It was while attending this exposition that Dr. Nivison met some folks from Hammonton, N. J. As a result of this meeting, she purchased from them their property located about a mile west of the town and there, eventually, established her second sanitarium, circa 1878. In this venture, as at Dryden, she had to make costly additions to the Hammonton house, thereby increasing the heavy debt she was carrying on both places.

Nevertheless, in spite of all the financial obligations pressing upon her, Dr. Nivison had another "dream" which was very close to her heart. For many years she had formed in her mind a plan for starting a home for waifs and other neglected children. Before embarking upon this, however, she had voluminous correspondence with many prominent people. Among those to whom she wrote outlining her plan were bishops of the Episcopal Churches in the states of New York, New Jersey, Pennsylvania and Ohio.

The result of this correspondence reveals that most of the people were enthusiastic about her idea and commended her in the highest terms for the work she proposed to undertake. Many of the wealthier people in New York and Philadelphia donated money for the purpose.

In 1883-'84 Dr. Nivison built a two-story house in the apple orchard, which was then located in back of the Hammonton Sanitarium and there started her most cherished dream for a Children's Home. For some unexplained reason, this building was referred to as the "Cottage." Subsequent events proved that money received from donors was by no means adequate

for her enterprise and was expended all too soon. She was now forced to spend much time in trying to obtain additional funds for the support of her project.

At this time the greatest catastrophe of her life came upon her. She had taken into the home twenty-seven children. They came from the most unusual places: lying-in hospitals, foundling homes and other institutions where unwanted babies had been left; even young mothers who did not want or could not care for their infants brought them to her for care. By far the larger percentage of these babies were sickly, weak, undernourished and even diseased when Dr. Nivison received them.

An epidemic of measles broke out among them, and twenty-one died between March 1 and May 15, 1884. Dr. Nivison saw to it that each was properly buried, with religious ceremony, in the private cemetery that had been started by a former owner of the farm at the extreme rear of the property. But in some way, not easily explained, Dr. Nivison did not report the deaths to the proper civil authorities.

The death of these children and the fact that the deaths had not been reported as legally required, were seized upon by the press. A scandal of distressing magnitude evolved. It would be difficult for the most sensational press of the present day to exceed the venomous reports sent out over the wires.

The articles alleged, and so erroneously, that the Home was run in the most haphazard manner; that not sufficient food of the proper kind, nor clothing of the necessary type had been provided. It was said that the conditions prevailing in the Home were most unsanitary; that there were not sufficient, and properly trained nurses; nor adequate medical care provided for them. In fact it would be hard to find any possible medical malpractice that was not alleged against the harrassed Dr. Nivison.

Nevertheless, the friends of Dr. Nivison in three States rose to her defense. Among them were Andrew D. White, president of Cornell University; the Rt. Rev. Frederic D. Huntington, Episcopal bishop of the Diocese of Central New York; the Hon. Douglass Boardman, justice of the Supreme Court; Prof. Goldwin Smith, of Toronto, Canada, visiting professor at Cornell, and Profs. Albert M. Prentiss and Moses Coit Tyler of Cornell

University. Influential friends in New York and Philadelphia added their weight in her favor.

Ultimately, the matter was inquired into by the proper authorities. Hearings were held and testimony taken. The outcome was that Dr. Nivison was freed, completely, from even any suspicion of malpractice, but was censured for her non-compliance with the law requiring the reporting of deaths to the civil authorities.

The *Ithaca Journal* of July 2, 1884, devotes more than a page to the story, explaining all the circumstances, pro and con, in detail. It shows that the babies were sickly, delicate in the extreme; most of them recently born, inheritors of all the weakness of man; born in and under the most vicious circumstances and several were at the point of death when taken into the Home. The paper quotes Benjamin J. Crew, Secretary of the Pennsylvania S.P.C.C. as blaming Dr. Nivison for taking such children in the first places, saying, "she took children into her Home that were actually dying, and such as any physician would not care to have care of."

Gradually the greater number of newspapers printed retractions of one sort or another of the first printed accounts. Many of them attempted to undo the harm of the previous stories. Perhaps typical of the retractions printed, was the one in the *Philadelphia Press* of July 9, 1884. It says, among other things:

"It is undoubted that Miss Nivison's intentions were of the best and that it was the dream of her life to establish a home for the alleviation of the suffering of pauper children. Under the most favorable circumstances it was probable that a large proportion of the children could not be saved from their inherited disease and feeble constitutions. The measles swept away their hold on life and Miss Nivison's dream of practical charity . . . public opinion which first held Miss Nivison accountable for the deaths of the infants must acquit her of even the criminality which springs from carelessness or indifference."

The article went on to say that Miss Nivison was probably the victim of her own good intentions; that she was probably not fitted to have undertaken the task she did; that wider experience would have caused her to protect herself by all

legal safeguards. Nevertheless, those who knew Dr. Nivison's characteristics can at least say, in her defense, 'at least she tried.' "

Death of these infants and the calamitous turn of fate stunned her and ended her dream to establish a home for neglected children. Meanwhile, it did not break her spirit entirely, for she continued to conduct the sanitarium in Hammon-ton as well as the one in Dryden.

In order to show her appreciation to the many friends and former patients who came to her defense following the Ham-monton tragedy, Dr. Nivison sent the following letter to the press:

"I desire in this way to convey to as many of my friends as possible, some expression of my gratitude for all their good-ness to me in the great trouble which has lately fallen upon me—a trouble far more grievous and crushing than all former troubles in my life put together.

"But amid all the falsehood and harshness to which I have been subjected, it has been an alleviation of my anguish to receive, as I have done by almost every mail, letters of un-shaken confidence and affection from patients and friends in all parts of the country. Many of these letters have come from far distant places, and from old friends to whom I had in some way ministered years ago, and who, I had supposed, had quite forgotten me.

"No word of mine can be strong enough or tender enough, to tell how comforting these messages have been to me during these days and weeks of my fierce persecution. Nor is it pos-sible for me to make separate acknowledgment to each friend. Let these few words from a broken heart give some token of the love and thankfulness I would send back to them all.

"S. S. NIVISON

"Dryden Springs Sanitarium, July 1884."

Presumably, patronage at both places was curtailed by the unfavorable publicity. The medical profession was well started upon tremendous improvements in both methods and materia medica that even today are rapidly changing. People were coming convinced that prevention, as Dr. Nivison so often pointed out, was, and is, as essential as a cure. Hospitals were

coming into their own and were being looked upon as places of first import, rather than as places of last resort. Because of all these influences, the use of "magnetic" and "mineral waters" as baths greatly lessened.

* * *

With the passing years, Dr. Nivison had loaded both the Dryden and Hammonton places with debts that were impossible for her to carry. Since neither place was a year-round institution, six months occupancy each year added to her financial burden.

In the winter of 1889-1890, the idea of bottling and selling the waters from the Dryden Springs occurred to Dr. Nivison. She incorporated the Dryden Mineral Spring Waters Company in New Jersey for that purpose. In 1899 she sold the Dryden Springs property to a company composed of men who had had some experience in a like business. In this, however, as in other of her business dealings fate stepped in, and the venture failed for lack of sufficient funds. The property was returned to her in 1902.

Shortly afterward Dr. Nivison leased the Dryden place to a New York company that planned to purchase the place from her. But for some unknown reason, this deal, too, fell through, and once again the place returned to her.

As the twentieth century dawned, confidence in the medicinal value of mineral waters as a "cure all" began to wane and the Dryden Springs Sanitarium was beginning to feel this impact. Furthermore, Dr. Nivison, now in her 69th year, was unable to conduct both places as had been her custom, and she was forced to close the Dryden place. She retained the Hammonton property as both a home and a means of livelihood.

Despite the oncoming years, Dr. Nivison was in no wise enfeebled, although she became slightly deaf and was, at times, subject to slight attacks of asthma. Her adopted son, who continued by her side, reported that her hair was still dark, though it was shot through with gray here and there. She still remained active, driving to town every day and walking about with a surprisingly sprightly step. Being a physician, she guarded herself carefully, knowing that an asthmatic condition could affect her heart.

Dr. Nivison continued receiving patients in Hammonton and successfully treating them with much of the vigor and understanding of her younger days. Her methods were still such as procured the desired results. Because of the misfortunes that had assailed her and the gradual reduction in the number of patients coming to her, her years were now filled with much anxiety.

Quite suddenly, on December 19, 1906, a very violent attack of asthma smote her. The stout and valiant heart that had accomplished so much, and in the face of untold hardships; that had done so much for so many people; and in spite of some adverse criticism, had really, in its deepest depths, loved mankind in its own honest and sincere way—could not go any further. Dr. Nivison passed to her eternal rest.

The following obituary was published in the *Dryden Herald*, Wednesday, December 26, 1906:

“Dr. Samantha S. Nivison, proprietor of the Sanitarium at Dryden Springs, died Wednesday morning, December 19, 1906, at Hammonton, N.J. Her death came suddenly, being caused by heart trouble which was aggravated by asthma. Dr. Nivison’s health had not been good for some time past, but she was in full possession of her faculties up to the time of her death.

“Dr. Nivison was 72 [73] years old and was one of the first female physicians in the country, having graduated from the Women’s [Female] Medical College of Philadelphia [Pennsylvania] in 1856. [1855]. She began the practice of her profession at Clifton Springs and spent a number of years there.

“In 1862, she bought the hotel property at Dryden Springs and the place was for many years famous as a water-cure and sanitarium, and until a few years ago entertained a large number of guests each summer.

“About 1884, she established the Summitt Grove Place at Hammonton, N.J., and spent the winter months there, opening the Dryden Springs Place about June 1st of each year. She was much interested in temperance and similar work and was esteemed by all who knew her.

“She is survived by two sisters, Dr. Anna Nivison of New-

ark, N.J. and Mrs. L. A. Gilbert of Hammonton. A number of young people, whom she adopted and educated also mourn her.”

Thus the curtain falls on the life of a gifted woman doctor. Her dream of founding an institution for the education of “female physicians and nurses” together with a children’s home for unwanted infants, ended in death.

As the years pass and our story of Dr. Nivison comes to a close, perhaps the words of R. M. MacIver seem appropriate:

*“Some roads to the future are slowly being opened,
but the way is long and the farther we travel, the
longer looms the untravelled way.”*

Building Burns

Although this has been an account of Dryden Springs House and Dr. Nivison, it should include some reference as to what happened to the Springs House building and its contents.

Following Dr. Nivison's death at her Hammonton residence and final interment in the family plot in the cemetery at Mecklenburg, the property passed into the hands of the Atwater estate, for which it was held by the Continental Trust Company in New York.

In settling Dr. Nivison's estate, all of the furnishings of the hotel were removed and sold at public auction. Soon after, the building became neglected and commenced to go to ruin. Scavengers carried away piping and metal fixtures, doors and shutters were taken, every pane of glass in the building was smashed, and one day a large part of the metal roof was torn off. In the meantime, the building had been a stopping-off place for vagabonds.

On Sunday afternoon, June 6, 1915, fire broke out in the cupola on the third floor, and in a hour and a half later the building was gone. The old house was entirely of wood construction and very dry. Flames spread from the roof of the main part through the several wings, and in a few minutes after the fire was first seen, the whole top of the building was aflame. A crowd of people from the village and surrounding country turned out to view the fire.

The fire was first seen by persons who were having picnic dinners on or near the Springs property. Mr. and Mrs. S. R. Stinard of Dryden were lunching on the terrace south of the house when they first saw the fire on the roof. A party of young people from George Junior Republic was preparing lunch at the foot of the hill when they first saw the incipient flames. It is probably that the fire was started accidentally or intentionally by some one wandering through the house.

On the grounds surrounding the house were many fine trees. A large part of these was ruined by the fire, which became so hot that live maple trees on the opposite side of the road were often in flames.

An interesting sidelight on the fire is mentionable. The motion picture company, Wharton Studios in Ithaca, in 1914 offered to buy the building and use it in a fire scene in a picture. The owners rejected the offer.

Despite a ravaging fire that leveled an old building, there was something that remained to see better days, and that was its site. After the fire, for several years no move on the part of the owners was made to exploit the property.

Then in the fall of 1929, E. R. Eastman of Yonkers, N.Y., editor of the *American Agriculturist* became interested in the Dryden Springs property and bought it from the Foster family. The date was October 16, 1929. Eastman proceeded to build a cabin on the site which he used as a summer home. Later on, rooms were added, with the result that it became a more comfortable summer residence for the family.

In 1943, Eastman sold the property to Walter Schait, who now resides on the site where once stood the old Dryden Springs House. Thus Dr. Nivison's once-famous sanitarium and mineral springs came to a dramatic end.