

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Fall Hill Avenue Medical Historic DistrictOther names/site number: DHR No. 111-5496Name of related multiple property listing: N/A

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

2. LocationStreet & number: 2300-2501 Fall Hill AvenueCity or town: Fredericksburg State: VA County: Independent CityNot For Publication: N/A Vicinity: N/A**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

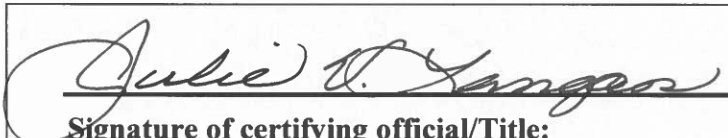
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B C D

	<u>3/27/2025</u>
Signature of certifying official/Title:	Date
<u>Virginia Department of Historic Resources</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☐
- District ☒
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>3</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

HEALTH CARE: hospital; medical business: office

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business; professional; organizational

HEALTH CARE: medical business: office

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT: International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK; CONCRETE; GLASS

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Fall Hill Avenue Medical Historic District is located in Fredericksburg, Virginia, northwest of the downtown core and southwest of the Rappahannock River. The 9.52-acre district is situated between Hunter Street and Bridgewater Street along Fall Hill Avenue, a popular thoroughfare between downtown and across I-95 to Central Park. The district is comprised of three contributing buildings and one non-contributing building associated with the Modern Movement during the period of significance. In addition to the Old Mary Washington Hospital, which spurred development along Fall Hill Avenue, the other contributing resources are a c.1958 Medical Arts Building and a c.1958 doctor's office, both of which were also designed in variations of the International Style. A 1975 bank within the district is non-contributing because it postdates the period of significance, but its Brutalist-influenced style and scale are not obtrusive within the overall streetscape. All of the buildings were designed to utilize materials of traditional buildings, such as brick and stone. This district highlights a unique focal point of Modern Architecture in Fredericksburg. Modern Movement styles are rare elsewhere in the City due to a preference for traditional one-story and two-story nineteenth and early twentieth-century Main Street Commercial and Colonial Revival buildings, which appealed to heritage tourists during the mid-twentieth century. This collection of resources along Fall Hill Avenue also highlights the shift of their associated healthcare and commercial functions from the downtown

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core to sites adjacent to the commercial Route 1 corridor and Princess Anne Street. The use of Modern Movement design reflected Fredericksburg's growing confidence in modern technology and medical practices. The district retains integrity of location and setting, as the buildings, their immediate sites, and the surrounding neighborhood appear much as they did in the mid-to late-twentieth century. The district's resources retain their original design materials, such as the use of brick with contrasting concrete and cast stone elements, as well as glass block and character-defining features of the International Style. Furthermore, the district retains integrity of its historic feeling and association as a mid-twentieth century post-World War II commercial and institutional corridor in regard to its historic role, appearance, and place in the community.

Narrative Description

Setting and Landscape

The Fall Hill Avenue Medical Historic District is located in Fredericksburg, Virginia, northwest of the downtown core and southwest of the Rappahannock River. The 9.52-acre district is situated between Hunter Street and Bridgewater Street along Fall Hill Avenue, a popular thoroughfare between downtown and across I-95 to Central Park. Indicative of an automobile-centered commercial/institutional corridor of the mid-twentieth century, the district primarily consists of large lots, some of which take up an entire block, with expansive parking lots. Concrete sidewalks are located along each block connecting the resources, as well as leading to primary and secondary building entrances. Vegetation is minimal throughout the district, however, many of the resources feature small shrubs along building perimeters, and there are several mature trees scattered throughout the district.

The hospital at 2300 Fall Hill Avenue is located on its own large, irregular-shaped block on the southwest side of Fall Hill Avenue. The lot is bound by Washington Street to the west and northwest and Hunter Street to the southeast. This sprawling hospital building takes up the majority of the parcel. It has no setback from Fall Hill Avenue and features two primary entrances on that side. A brick-paver, semi-circular driveway provides access to the primary entrance, and a wide concrete sidewalk with concrete steps and a concrete-stepped terrace leads to the second primary entrance at the north corner of the site. A moderately sized grass lawn covers the southeastern portion of the lot along Hunter Street. A loading driveway, which is bordered by a brick retaining wall, is located on the west side of the site along Washington Street. Two asphalt parking lots, one at the south corner and one at the north corner, take up the remainder of the lot. Concrete pathways lead to the primary entrances along the façade, as well as multiple secondary entrances on the side and rear elevations. Additionally, there are several handicap-accessible concrete ramps with metal pipe railings accessing entrances around the building. A brick dumpster enclosure is located at the southwest corner of the building along with several sections of vinyl privacy fence enclosing HVAC equipment and service areas. Several shrubs and mature trees are located in planter beds around the edge of the lot, parking spaces, and the building perimeter, as well as throughout the southeast lawn.

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The other three resources in the district are located on the northeast side of Fall Hill Avenue. The Medical Arts Building (2301 Fall Hill Avenue) is located on a rectangular lot situated between Elm Street and Germania Street; a rear parking lot between Elm and Germania streets was used historically for patient and staff parking but now is on a separate parcel. The non-contributing National Bank of Fredericksburg (2403 Fall Hill Avenue) is located on a rectangular lot on the block between Germania Street and Progress Street. Both of these buildings encompass the entire width of the block between intersecting streets. The Doctors' Building at 2501 Fall Hill Avenue slightly differs in that it is located on a moderately-sized rectangular corner lot at the intersection of Progress Street but does not encompass the full width of the block. 2301 Fall Hill Avenue and 2403 Fall Hill Avenue are both minimally set back from the street and each has planter beds along the front of the building. The two also have HVAC screening on the side or rear of the buildings. A paved parking lot takes up the majority of the rear lot at 2403 Fall Hill Avenue. 2501 Fall Hill Avenue is the only resource that is set back farther from the street and features a small grass lawn in the front yard and a narrow grass strip along Progress Street. Each of the resources on this side of the street feature concrete pathways that lead to multiple entrances around each building, and each has an associated asphalt parking lot.

While each setting of the resources on the northeast side of Fall Hill Avenue is of the same character, each features a few differences in their landscape, specifically in regard to vegetation and other smaller site features. The Medical Arts Building (2301 Fall Hill Avenue) is unique in the district with its crape myrtle trees that line the façade and the northwest elevation of the building. One of the features unique to the noncontributing National Bank of Fredericksburg (2403 Fall Hill Avenue) is the wide concrete pathway that leads from the public sidewalk to the wide front steps and recessed entry. This lot also features a small side yard with limited mature trees located on the northwest and southeast sides of the building. A monument sign is located at the south corner of the property, and a drive-through bank canopy is attached at the northwest end of the rear elevation. The building at 2501 Fall Hill Avenue is located on a sloped site, and unlike the other two, its parking lot is located to the side instead of the rear of the property. Furthermore, an additional two handicapped parking spaces are located on the upper portion of the lot at the east corner of the building and are separated from the lot below by a metal pipe railing. A monument sign is located in the front yard.

Architectural Analysis and Detailed Description of Resources

Historically, the area along the northeast side of Fall Hill Avenue and its surroundings consisted of single-family residential development that began developing around the late 1910s, according to Sanborn Fire Insurance Maps. The area southwest of Fall Hill Avenue was still undeveloped at this time. The first resource in the district, the Old Mary Washington Hospital (DHR ID: 111-5496-0001), was constructed on the southwest side of Fall Hill Avenue in 1949. Within a decade of the hospital's opening, the Medical Arts Building, at 2301 Fall Hill Avenue (DHR ID: 111-5496-0003), was constructed across the street from the hospital, as was the Doctors' Building at 2501 Fall Hill Avenue (DHR ID: 111-5496-0004) two blocks to the north. Additional

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commercial and institutional architecture along Fall Hill Avenue followed from the mid-1960s through the late 1990s, some of it associated with medical care. Northwest of the district boundary, a gastroenterology practice moved into, and considerably enlarged, a brick Ranch dwelling during the 1990s, while a medical supplies company currently occupies a small Bungalow southeast of the district boundary.

Today, the historic district's character is defined by its large-scale, mid-twentieth-century architecture, which created an area that is distinctively separate from the nearby early- to mid-twentieth-century residential neighborhoods, the James Monroe High School complex built in 2006, and the automobile-oriented buildings and shopping centers along the heavily traveled Route 1 and Princess Anne Street arterial routes. The district's Modern Movement resources incorporate smooth textures, flat roofs, and minimal ornamentation. Most of the resources utilize expansive amounts of brick, with contrasting curtain walls, windows, or concrete and cast stone elements deployed to subtly separate each building's features. Elements of streamlined trim break up expanses of brick and concrete and define the edges of flat roofs.

Today, Old Mary Washington Hospital, the Medical Arts Building, the Doctors' Building, and the National Bank Headquarters building are a cohesive collection of resources that illustrate the modernization of Fredericksburg architecture, as well as institutional growth that occurred in Fredericksburg during the post-World War II era. The National Bank Headquarters postdates the district's period of significance but is harmonious in terms of its Modern design, scale, massing, and materials. Proximity to US Route 1 and Princess Anne Street, both of which served as arterial routes through Fredericksburg, makes the district's location convenient to medical staff, patients, and their families.

Old Mary Washington Hospital, 2300 Fall Hill Avenue (1949) – Contributing Building

2300 Fall Hill Avenue is a multi-story, multi-bay, irregular-shaped masonry hospital building with multiple additions. It has a mix of Modern Movement and International Style elements and incorporates smooth textures, flat roofs, minimal ornamentation, and treatment of windows characteristic of the styles. Expansive amounts of brick walls have contrasting concrete and cast stone elements that subtly separate the building's features and add streamlined trim. The building has a concrete foundation, stretcher-bond brick veneer walls over interior structural steel framing, and a flat roof with a shallow parapet with metal coping and cast stone panels along the cornice. As the only hospital in Fredericksburg and Spotsylvania County, the original 1949-1951 building's 28,000-square feet soon required expansion and the building's architects, of the Ballou & Justice firm in Richmond, had planned for future growth. A total of seven upgrades/expansions occurred at the hospital between 1951-1993, when the hospital closed. The first addition was completed in 1958, and planning began almost immediately for another addition, which was finished in 1961. Three more additions followed in 1968, 1971, and 1979, each time to increase the number of hospital beds and to add new services and facilities for patient care. Construction of two rear wings during this period engulfed the original entrance on

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the hospital's southwest side. The same architectural firm, Ballou & Justice designed the original hospital and its subsequent additions.

The building's different sections and additions form the asymmetrical elevations and geometric layout typical of evolved hospital buildings from the mid- to late-twentieth century. Oriented toward Fall Hill Avenue, the primary entrance now features a brick-paver patient drop-off drive-through, with a Post-Modern concrete canopy supported by brick and concrete columns that were added sometime between 1994-2002, based on historic aerial images in Google Earth. The entrance has aluminum-framed, glass double-leaf doors with a large transom and sidelight panels. The wall flanking the entry is glass block arranged in a square grid pattern. Due to the methods used to integrate the larger entry area, alterations to the original building's fabric were minimized. During the same remodeling campaign, a canopy that once stood alongside a visitors/staff entrance on the southeast side of the building was removed; the parking lot, sidewalks, and entrance, however, were not altered. A new, more capacious entry was placed on the north side of the building and is also accessed from Fall Hill Avenue. It is similar in design with a glass block wall and a concrete canopy supported by concrete columns. Multiple single-leaf and double-leaf pedestrian and service entrances are located at various points around the building.

Although slightly different with each development period, the windows retain a cohesive design throughout the building. Windows along the historic sections of the building largely consist of fixed aluminum-sash and glass-block windows separated by brick sections. Horizontal bands of windows are framed by rectangular cast-stone borders. Some horizontal bands feature cantilevered concrete canopies. These earlier building sections also include a couple of vertical glass block strips, framed by cast stone panels, that run the full height of the elevation. The 1952 addition is differentiated from the rest, as it has recessed, fixed aluminum-frame windows with brick headers and sloped brick sills on the upper floors. Windows on the 1970s addition are largely single-light, fixed aluminum-frame with brick sills. Windows on post-1979 sections consist primarily of double and triple aluminum-frame ribbon windows without any ornamentation. With each design phase, the windows remain flush with the wall and contain minimal ornamentation maintaining the characteristics of the International Style.

Medical Arts Building, 2301 Fall Hill Avenue (c.1956) – Contributing Building

This International Style building is a three-story, ten-bay, rectangular, masonry medical building. It has a brick foundation, stretcher-bond brick walls with brick quoins at each corner, and a flat roof with metal coping. Symmetrical fenestration includes fixed, two-light aluminum windows with brick sills and brick arches that line the façade and rear elevation. Some windows have been infilled with brick, but their openings were not altered. The primary central entrance has a single-leaf aluminum-and-glass door and surround with sidelights, a transom, and a cantilevered concrete awning. A channel letter wall sign that says "Medical Arts" is located just above the primary entrance. According to historic building permits maintained by the City of

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Fredericksburg, local builder/contractor Bernard Cline started constructing the office building in 1956. A third floor was added in 1964 and is indicated by the slight differences in brick color and mortar joints. A slightly recessed, single-bay addition at the northwest end of the building likely also dates to 1964. The quality of the third floor's materials and workmanship appears to have been lesser than that of the original two-story brick, as indicated by failing mortar joints and spalling on the building's side and rear elevations. The original two-story building had a very slight Georgian Revival stylistic influence, as evidenced by its segmental arched window openings, a centered entry, and brick quoins at each corner of the rectangular building. Another addition was proposed in 1969 but did not proceed.¹

Additional details on the building are decidedly Modern in influence. Two additional single-leaf aluminum-and-glass entrances, each with a cantilevered concrete awning, are located at the northwest end of the façade. One of the entrances has a transom window and features a large plate-glass, fixed window next to it under the cantilevered awning. This entry likely served the pharmacy that originally occupied a portion of the building. The other entry is at the northwest corner and includes a single-leaf, metal-framed door with cantilevered awning. The northwest and southeast (side) elevations both feature a central double-leaf aluminum-and-glass entry with a transom, sidelights, and a cantilevered concrete awning like the primary entrance on the façade. Two windows are located on the upper floors above each entrance, but the remainder of each elevation is devoid of openings. Like the primary entrance, a channel letter wall sign that says "Medical Arts" is located just above each of these secondary entrances.

The National Bank of Fredericksburg, 2403 Fall Hill Avenue (1975) – Non-contributing Building

This Brutalist-influenced former bank is a three-story, twelve-bay, rectangular, masonry building. It has a concrete foundation, white stretcher-bond brick veneer walls, and a flat roof with metal coping. The façade and northwest (side) elevation each have a glass curtain wall with a metal sill along the first story and fixed ribbon window bays in between brick columns on the upper story. Each ribbon window is continuous to the first-story curtain wall. The southeast elevation has only three ribbon window bays, and the rear (northeast) elevation is devoid of window openings on the upper stories. On the façade, the primary recessed entrance is accessed by wide concrete steps and a concrete platform under a boxed glass canopy with metal coping. The storefront entry features double-leaf aluminum-and-glass doors with wide side panels, a central panel, and tall transoms. A double-leaf entrance matching the front entry is located on the northwest (side) elevation. The boxed, glass drive-through bank teller canopy appended to the rear elevation is supported by metal columns. A teller window, as well as another storefront

¹ Danae Peckler, "The Ties Between Modern Architecture and Healthcare History in Fredericksburg," June 20, 2024, Historic Fredericksburg Foundation, Inc., <https://hffi.org/the-ties-between-modern-architecture-and-healthcare-history-in-fredericksburg/>.

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entry, which are both located underneath the drive-through canopy, are the only openings on the rear/northeast wall.

Doctors' Building, 2501 Fall Hill Avenue (c.1964) – Contributing Building

This one-story, eight-bay, masonry medical office building exhibits Modernist and International Style design influences. The building is rectangular with a taller, three-bay, projecting rectangular section at the northwest corner. It has a brick foundation and painted stretcher-bond brick veneer wall. The roof is flat with wide overhanging eaves and metal coping. There is one interior brick chimney. Windows include single-light, fixed, aluminum and vinyl sash with both brick sills and stucco-clad concrete sills. On the southwest façade, the main recessed entry features a single aluminum-and-glass door under a cantilevered shed-roofed awning clad with standing-seam metal. A stepped glass block half-wall lines the concrete steps and stoop on the south side of the entry. The taller projecting section of the façade features a channel letter sign along the roofline and concrete/stucco panels situated above and below each of the three windows.

On the northwest (side) elevation, a partially enclosed, partial-width, one-story porch/entrance enclosure covers the steps that lead down to a basement entrance. The enclosure has two sections of a differing height, and each has a shed, standing-seam, metal roof. The side and rear walls consist of a brick half-wall on the bottom with an upper glass block wall separated by brick columns. It is open to the sidewalk on the southwest side. An additional single-leaf, metal slab entry door is located on the rear elevation.

Integrity Analysis

The district retains integrity of location and setting, as the buildings, their immediate sites, associated parking lots, and the streetscape within the district are intact. The district's Modern Movement resources are clearly differentiated from the surrounding early- to mid-twentieth-century neighborhood, the adjacent 2006 James Madison High School complex, and commercial development to the northwest at US Route 1. The district's resources retain their original design elements, such as the use of brick-veneer walls with contrasting concrete and cast stone elements, as well as glass block. The Medical Arts Building and Doctors' Building have no readily apparent exterior alterations; the non-contributing former bank also is not altered. All of the hospital's major expansions were designed by the same architectural firm, are in keeping with the original materials and design, and are associated with the hospital's locally significant provision of healthcare to the local population. Overall, the district retains integrity of its historic feeling and association as a mid-twentieth-century institutional corridor defined by Modern Movement architecture. Each lot remains relatively open and retains the parking lots associated with the automobile-centric design principles of their historic development period and use. Additionally, vegetation remains minimal, concrete sidewalks, primarily for connecting parking

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lots to the entrances, are maintained, and other site features are limited to signage and HVAC screening.

Historic District Inventory Fall Hill Avenue Medical Historic District

The following inventory is the result of a reconnaissance-level survey of the historic district conducted in January 2024. Each entry identifies the primary resource, the resource type (building, site, structure, or object), the number of stories, the architectural style, the approximate construction date, and the contributing or non-contributing status. Resources within the Fall Hill Medical Avenue Historic District are contributing if they were constructed within the district's period of significance (1949-1971), are associated with the district's area of significance (Health/Medicine), and retain architectural integrity to convey this association. Alterations to contributing resources were evaluated based on their overall impact on the character-defining features of the building as well as their purpose and use during the district's period of significance when such alterations were made to provide expanded services and continue each building's healthcare mission. Resources are keyed to the attached Sketch Map by their address and the last four digits of their 11-digit architectural survey number assigned by the Department of Historic Resources (DHR).

Fall Hill Avenue

2300 Fall Hill Avenue	111-5496-0001	<i>Other DHR Id#:</i>
<i>Primary Resource: Hospital (Building), Stories 6, Style: International style, Ca 1949</i>		
	Contributing	<i>Total: 1</i>
2301 Fall Hill Avenue	111-5496-0003	<i>Other DHR Id#:</i>
<i>Primary Resource: Doctors Office/Building (Building), Stories 3, Style: International Style, Ca 1956</i>		
	Contributing	<i>Total: 1</i>
2403 Fall Hill Avenue	111-5496-0002	<i>Other DHR Id#:</i>
<i>Primary Resource: Bank (Building), Stories 3, Style: Modernist, Ca 1975</i>		
	Non-contributing	<i>Total: 1</i>
2501 Fall Hill Avenue	111-5496-0004	<i>Other DHR Id#:</i>
<i>Primary Resource: Clinic (Building), Stories 1, Style: No discernible style, Ca 1964</i>		
	Contributing	<i>Total: 1</i>

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8. Statement of Significance

Applicable National Register Criteria

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

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

HEALTH/MEDICINE

Period of Significance

1949-1971

Significant Dates

1958-1961

1968

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Ballou and Justice (architect)

Jones, Jake Anderson, Jr. (architect)

Cline, Bernard (builder)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Located near the intersection of the major Route 1 and Princess Anne Street arterials, the Fall Hill Avenue Historic District represents Fredericksburg's growth and vitality during the post-World War II era. The district is locally significant under Criterion A in the area of Health/Medicine. The former Mary Washington Hospital within the district functioned as Fredericksburg's only hospital from its construction in 1949-1951 until the hospital's operations were relocated in 1993. Major expansions to the hospital occurred in 1959-1961, 1968, and 1979. Built c. 1956, the Medical Arts Building housed the second group of private practices to be established in Fredericksburg, a healthcare approach which, at that time, was an emerging approach to providing modern treatments on an outpatient basis. The medical office building at The Doctors' Building at 2501 Fall Hill Avenue was built ca. 1964 and owned by Dr. Paul Nutter. Unrelated to the district's local significance in the area of Health/Medicine, the National Bank of Fredericksburg, constructed in 1974-1975, is the only non-contributing resource in the district; it was designed by architect Jake Anderson Jones Jr. in a style that blends with the Modern Movement design of the three contributing resources. The 1949-1951 International Style hospital and all of its additions were designed by the Richmond, Virginia-based firm Ballou and Justice, an architecture and engineering firm that completed numerous hospitals, schools, churches, shopping centers, and commercial office and government buildings in central Virginia. The firm was established in 1945 and the commission for Mary Washington Hospital was one of their first major projects; the design firm continues in business today as Ballou Justice Upton Architects. The Medical Arts Building and the Doctors' Building at 2501 Fall Hill Avenue were smaller-scale International Style designs that, together with the hospital, create a distinguishable entity separate from the surrounding neighborhood. The district's period of significance is 1949-1971, beginning with the construction of Mary Washington Hospital at 2300 Fall Hill Avenue and ending with an addition to the hospital completed in 1971. The district has two significant dates. The 1958-1961 expansions of the hospital coincided with the construction of the district's two medical office buildings, which together offered additional healthcare services to the local population. The hospital's 1968 addition brought to Fredericksburg cardiac and intensive care units, both types of specialized care that previously had been available only in Virginia's larger cities.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Overview of development along Fall Hill Avenue, c. 1900-c. 1980

The compact area of Fall Hill Avenue where the district stands is northwest of downtown Fredericksburg, to which it is connected via Canal Street. The neighborhood is bounded to the east and north by U.S. Business 17/ Princess Anne Street, which parallels a nearby meander of the Rappahannock River, while U.S. Route 1/ Jefferson Davis Highway, a major thoroughfare, is to the northwest. During the post-World War II period, this area experienced rapid commercial and institutional development, drawn in large part by the availability of large tracts of affordable

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land, growing commuter traffic, and Fredericksburg's thriving tourism industry. The historic Rappahannock canal path extends along the neighborhood's west and southwest sides before turning east and ultimately terminating near the intersection of Ford and Princess Anne streets. Canal Street becomes Fall Hill Avenue after crossing the canal path.

Fall Hill Avenue and its neighboring streets initially were characterized by sporadic attempts at low-density single-family residential development (Figures 1-3, moving from south to north). The Fredericksburg Development Company platted the area northwest of Fredericksburg's downtown core, but development had barely begun by the late 1910s, with Sanborn Fire Insurance Company maps depicting subdivided lots but only a few dwellings along Hunter, Elm, Germania, Progress, and Bridgewater. The entire west side of Fall Hill Avenue at this time merely was labeled a "vacant field."²

Between the 1910s and late 1950s, the blocks from Hunter Street north to Bridgewater Street were thinly developed with single-family, frame dwellings with frame outbuildings, with the blocks between Elm and Germania streets and between Progress and Bridgewater streets the most densely built up. This part of the neighborhood was annexed by the City in 1940.³ During the late 1940s, the continued availability of a substantial tract on the west side of Fall Hill Avenue drew the corridor's first major institutional development, when Mary Washington Hospital relocated to this location from its overcrowded and outdated 1929 building in downtown Fredericksburg.

An interesting research source is the 1958 Land Book of Fredericksburg (Figures 2-4). The book's drawings include both existing and proposed development. The footprint of the Doctors' Building at 2501 Fall Hill Avenue is shown (Figure 2); however, local newspaper accounts indicate the building was completed in 1964. The current building was not in place as of 1963, but is shown on historic aerial photographs starting in 1971.⁴ In contrast, the Medical Arts Building at 2301 Fall Hill Avenue appears both in the 1958 Land Book and in the 1962 aerial photograph of the area. Meanwhile, the west side of Fall Hill Avenue was not included in the 1958 land book, except for the area where Mary Washington Hospital and James Monroe High School were located (Figure 4).⁵

² Sanborn Fire Insurance Map from Fredericksburg, Independent Cities, Virginia, July 1919, p. 20 (Library of Congress Geography and Map Division, Washington, D.C., http://hdl.loc.gov/loc.gmd/g3884fm.g3884fm_g090211919).

³ City of Fredericksburg Annexations, <https://www.fredericksburgva.gov/DocumentCenter/View/3215/Fredericksburg-Annexations-Map?bidId=>.

⁴ "Historic Aerials by NETROnline," 1962, 1963, 1971, and 1980 aerial photos, Nationwide Environmental Title Research LLC, 2025, <https://www.historicaerials.com/viewer>.

⁵ Land Book of Fredericksburg, 1958 (University of Mary Washington, <https://resources.umwhisp.org/Fredericksburg/plats/1958landbook.htm>).

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City of Fredericksburg, VA

County and State

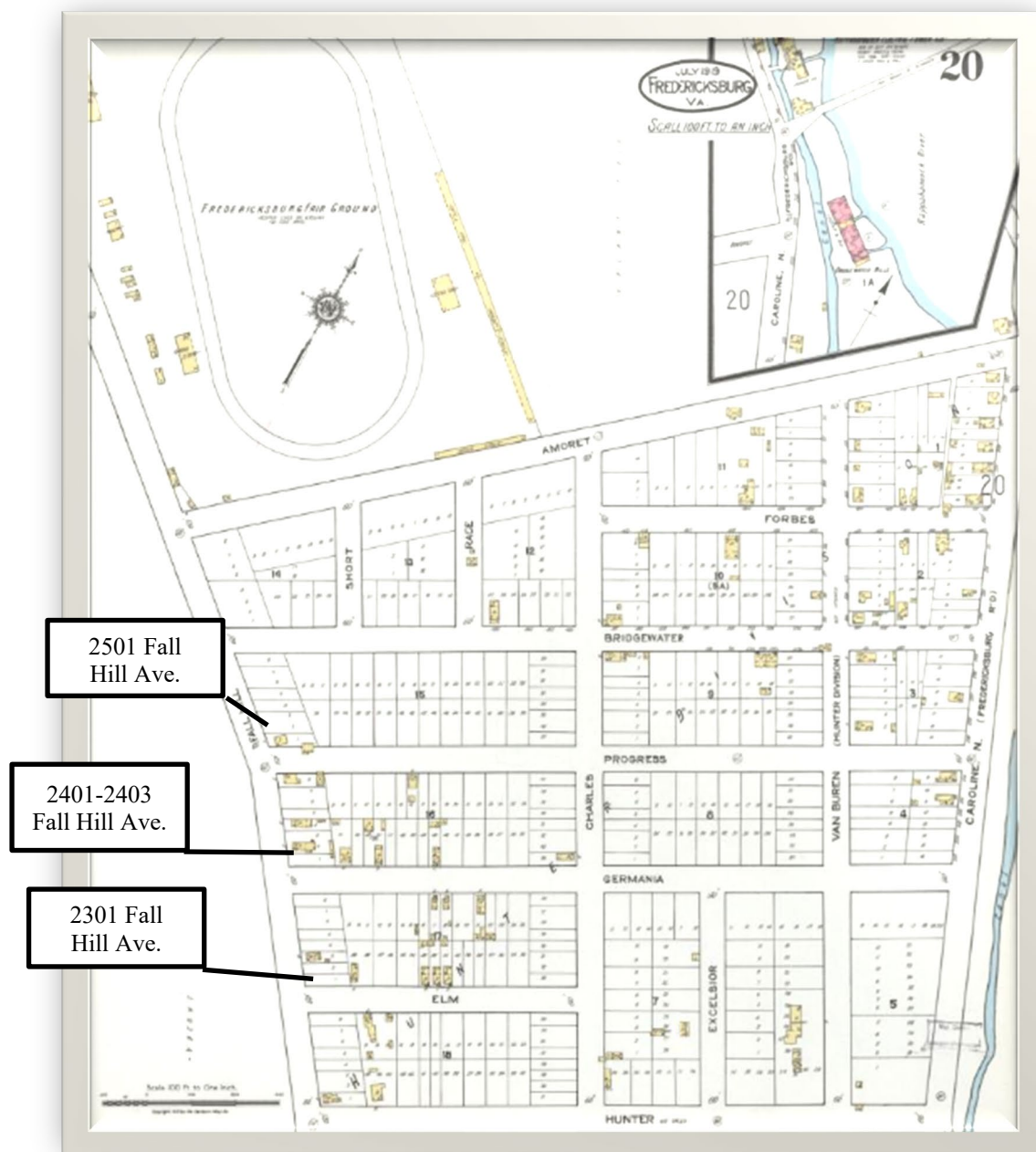


Figure 1. July 1919 Sanborn Fire Insurance Map showing development along the east side of Fall Hill Avenue and a vacant field along the west side [arrows indicate future locations of the three buildings within the district on the east side of Fall Hill Avenue] (Library of Congress Geography and Map Division, Washington, D.C., http://hdl.loc.gov/loc.gmd/g3884fm.g3884fm_g090211919).

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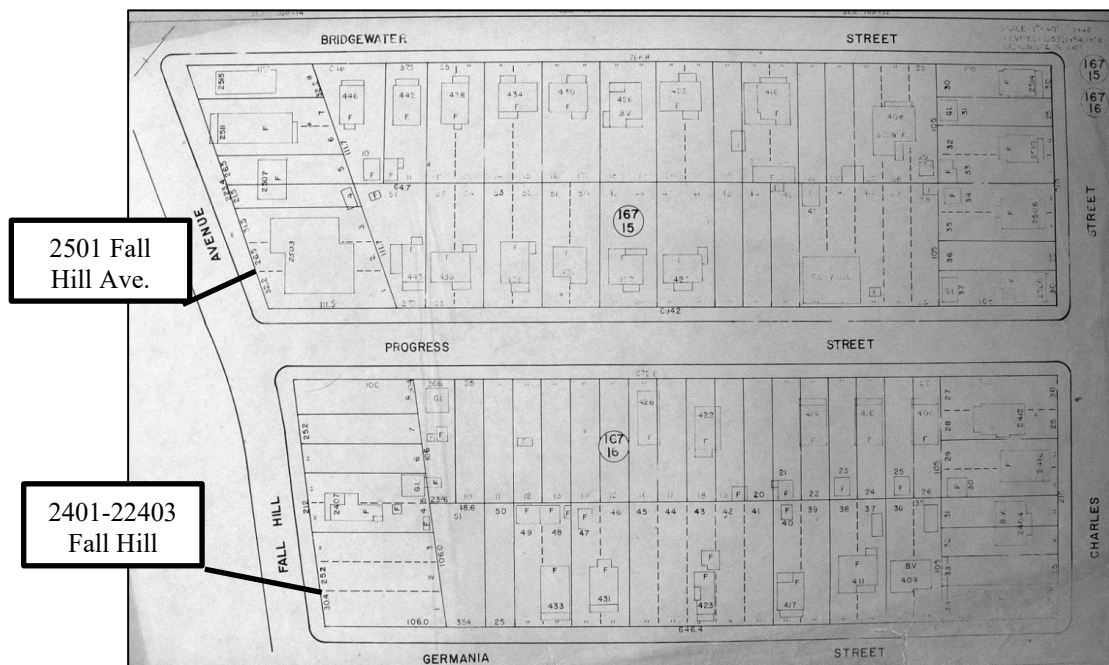


Figure 2. 1958 Land Book of Fredericksburg Book Blocks 157-15 and 157-16 [arrows indicate the proposed footprint of the c. 1964 Doctors' Building at 2501 Fall Hill Avenue and future location of the National Bank of Fredericksburg at 2401-2403 Fall Hill Avenue] (Source: <https://resources.umwhisp.org/Fredericksburg/plats/1958landbook.htm>).

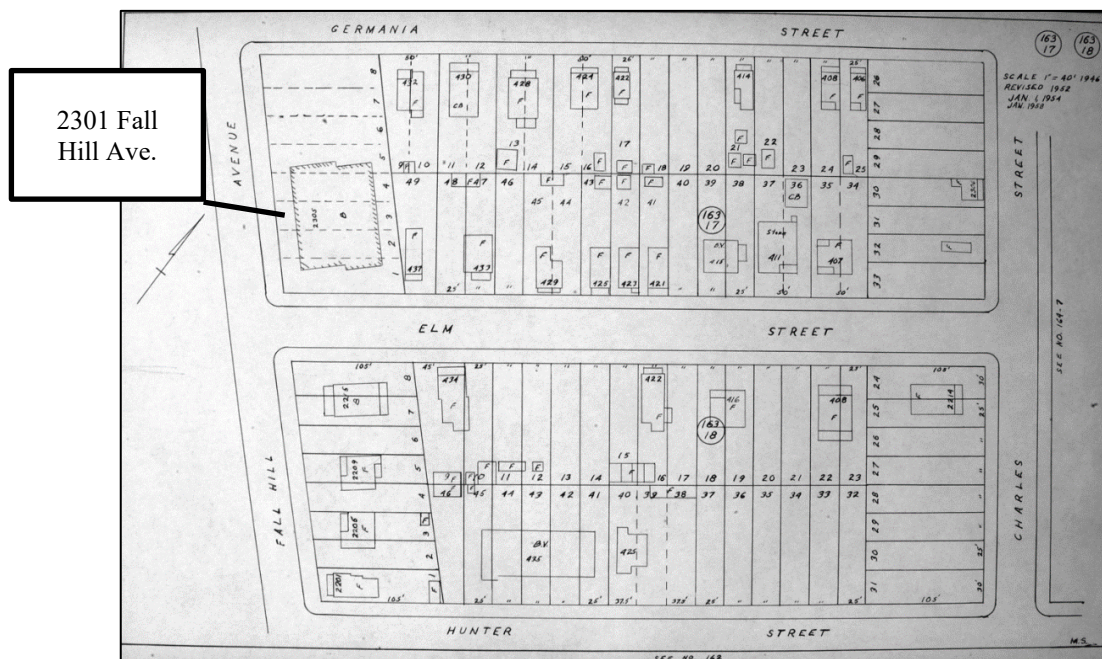


Figure 3. Land Book of Fredericksburg Blocks 163-17 and 163-18 [arrow indicates the footprint of the Medical Arts Building] (Source: <https://resources.umwhisp.org/Fredericksburg/plats/1958landbook.htm>).

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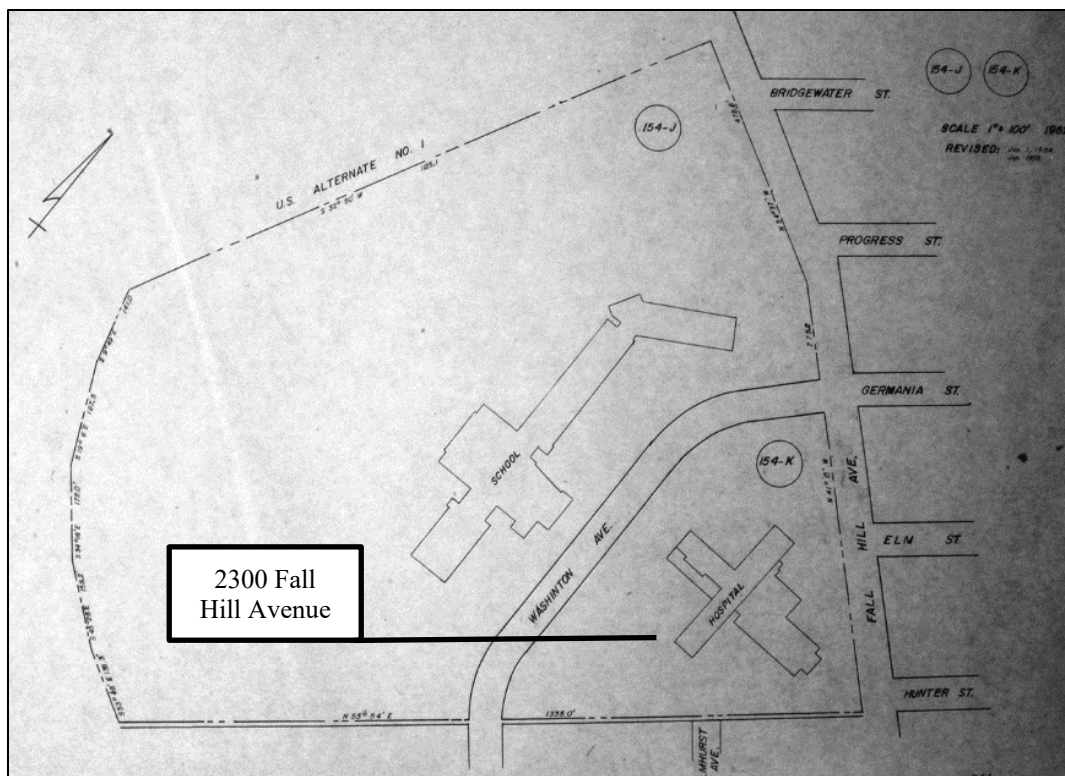


Figure 4. Arrow indicates footprint of Mary Washington Hospital as depicted on 1958 Land Book of Fredericksburg Blocks 154J-154K (Source: <https://resources.umwhisp.org/Fredericksburg/plats/1958landbook.htm>).

The 1949-1951 construction of Mary Washington Hospital's building at 2300 Fall Hill Avenue (DHR ID 111-5496-0001) exerted a strong influence on subsequent development patterns east of the avenue. Between the early 1950s and today, most of the dwellings facing the avenue between Hunter and Bridgewater streets were removed to make way for new commercial and medical office buildings accompanied by large parking lots. Some historic-age dwellings have been repurposed as small commercial offices.⁶ According to the City's 1958 land book, along Fall Hill Avenue's east side the built environment still included a handful brick and frame single dwellings but construction of the hospital already was changing the vicinity's character. Footprints of two larger brick buildings are shown as well, at the corner of Elm Street and Fall Hill Avenue and at the corner of Progress Street and Fall Hill Avenue (Figures 2-3, above). These were the Medical Arts Building at 2301 Fall Hill Avenue (DHR ID 111-5496-0003) and the Doctors' Building at 2501 Fall Hill Avenue (DHR ID 111-5496-0004). An assortment of private physicians, many of them specialists, occupied the Medical Arts Building, while Dr. Paul Nutter had the extant medical office (currently a dentist office) built c. 1964 and advertised 905 square feet of space for rent as one or two offices to be finished to suit the occupant.⁷

⁶ Examples of historic-age dwellings that are now commercial offices are a 1939 dwelling at 2301 Fall Hill Avenue (across the street from the hospital) and 2515 Fall Hill Avenue.

⁷ "For Rent Office Space in Doctors' Building," *The (Fredericksburg) Free Lance-Star*, January 25, 1966.

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Additionally, a public health center was designed by architect John J. Ballentine in consultation with the City's health director, Dr. Frederick J. Spenser. The new center was constructed at 435 Hunter Street a short distance east of Fall Hill Avenue and opened in 1960; Ballentine also designed a mid-1970s addition to the building.⁸ Both the Medical Arts Building and the public health center were designed with ample space for patient and staff parking at the time of construction, while two frame buildings north of the Doctor's Building (see Figures 2-3 above) were demolished at an unknown date to create a parking lot.⁹

As reliance on personal automobiles and patient volumes rapidly increased at the Medical Arts Building and public health center, each facility acquired adjacent lots to expand their parking capacity. In 1963, plans to add a third floor to the Medical Arts Building were accompanied by a need to expand its parking lot. Before the acquired lots could be used for customer and staff parking, their zoning had to be changed from residential. The proposal met with opposition from local homeowners who were displeased with the neighborhood's changing character. The City Planning Commission approved the proposal but only changed zoning for the lots in question to a modified residential use rather than a fully commercial use.¹⁰ In 1969-1970, Mary Washington Hospital also purchased land on the east side of Fall Hill Avenue to create more parking spaces.¹¹ Over time, the parking lots associated with the hospital and the Medical Arts Building grew to extend the length of Germania Street from Fall Hill Avenue to Charles Street, and wrapped around to cover additional lots on Elm Street. Meanwhile, the parking lot associated with the public health center on Hunter Street grew to cover the entire block but for the lone bungalow at 2215 Fall Hill Avenue.

In 1969-1970, the National Bank of Fredericksburg began acquiring lots along Fall Hill Avenue between Germania and Progress streets. The original plan was to erect a bank branch in a bid to capture the customer base in a busy area frequented by hospital staff, patients and their families, and other traffic generated by the nearby medical facilities. The Fall Hill Avenue location also was close to U.S. Route 1 and Princess Anne Street, both of which accommodated growing suburban commuter traffic, proliferating commercial development, and tourists visiting the city's many historic sites. Due to congestion and lack of space at the bank's 1820 headquarters in

⁸ Danae Peckler, "The Ties Between Modern Architecture and Healthcare History in Fredericksburg," June 20, 2024, Historic Fredericksburg Foundation, Inc., <https://hffi.org/the-ties-between-modern-architecture-and-healthcare-history-in-fredericksburg/>.

⁹ Although historically associated with Mary Washington Hospital, the former public health center at 435 Hunter Street was extensively altered after it was converted to offices for the Emergency Medical Services Council. The fenestration was completely reorganized and new cladding covered or replaced any historic exterior fabric. The public health center's role in local healthcare is discussed herein as it pertains to the larger context of healthcare in Fredericksburg during the district's period of significance.

¹⁰ "Amended Zoning Pleas Endorsed by Planners," *The (Fredericksburg) Free Lance-Star*, February 4, 1963, p. 3. The rear parking lot historically associated with the Medical Arts Building is now under separate ownership. Lacking any design elements to indicate its historical association with the building, the parking lot is not included in the district boundary.

¹¹ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 67.

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downtown Fredericksburg, however, the bank's board of directors decided a new bank headquarters on Fall Hill Avenue would accomplish its long-term goals for growth. After sifting through a number of proposals that included acquiring buildings adjacent to its downtown property, buying another downtown property to raze in order to build a new main office, and building a branch location at 2403 Fall Hill Avenue (DHR ID 111-5496-0002), in 1971, the board decided relocation to Fall Hill Avenue served their plans best. Their decision also was motivated by a need for ample customer parking, for which no suitable lots were available in the densely-built downtown. The new headquarters opened in 1975, beyond the district's period of significance.¹² Less than a decade later, additional parking was needed, and more dwellings in the block between Fall Hill Avenue and Germania, Progress, and Charles streets were demolished. Ultimately, all of the dwellings shown on this block in the 1958 Land Book were replaced with asphalt lots. North of the medical office at 2501 Fall Hill Avenue (DHR ID 111-5496-0004), a brick dwelling was converted to commercial office use during the mid-1990s. Around the same time, a brick Ranch dwelling at 2601 Fall Hill Avenue was expanded and enlarged to serve as a medical office.

Concomitant growth took place at James Monroe High School, where a new building was constructed in 1952 immediately north of Mary Washington Hospital's 1949-1951 building. Similar to the hospital, the new high school represented a leap forward in modernizing Fredericksburg's educational facilities for White students.¹³ Similar to the district's resources, the new school also was an International Style building, featuring low-slung, horizontal massing, a flat roof, and ribbons of windows across its two-story elevations. As enrollment grew, the school was expanded several times, including construction of extensive new outdoors athletic facilities. The school complex in its entirety was replaced in 2006.

Today, the historic district's character continues to be institutional and commercial, and is dominated by large-scale, mid-twentieth century, institutional Modern Movement architecture, creating an area that is distinctively separate from the remaining nearby residential neighborhoods, the Post-Modern James Monroe High School complex, and the heavily traveled Route 1 and Princess Anne Street arterial routes.

Criterion A: Health/Medicine

The historic district is significant at the local level under Criterion A in the area of Health/Medicine due to its association with provision of modernizing medical care and facilities to residents of Fredericksburg and the surrounding region after World War II. The postwar era was a period of unprecedented expansion of community-oriented services at the federal, state, and local levels of government. Along with private investments, these combined to begin the long process of modernizing all aspects of Americans' lives at a heretofore unparalleled pace and in rural areas as well as urban suburban places. Many of the touchstone elements of life that many Americans now take for granted date to this period, including modern healthcare. In

¹² Lemuel Houston, *A Bank for Fredericksburg* (National Bank of Fredericksburg, Fredericksburg, Virginia, 1989), p. 83-89.

¹³ Virginia's public school system was racially segregated between 1870-1964.

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Fredericksburg, the historic district is directly associated with this significant historic trend between 1949 and the mid-1970s.

In 1946, Congress passed the Hospital Survey and Construction Act, more widely known as the Hill-Burton Act after its lead legislative proponents, Alabama Senator J. Lister Hill and Ohio Senator Harold H. Burton. The legislation authorized federal grants and loans for construction and modernization of hospitals, nursing homes and other health facilities in exchange for those facilities providing services to people unable to pay for care. Mary Washington Hospital, constructed in 1949-1951, ranked among the first new hospital buildings in Virginia to be funded through the Hill-Burton Act.

Within just five years of the hospital's opening in 1951, a private practice of physicians had a new Medical Arts Building constructed at 2301 Fall Hill Avenue, across the street from the hospital. According to historic building permits maintained by the City of Fredericksburg, local builder/contractor Bernard Cline started constructing the building in 1956.¹⁴ Medical arts buildings were a new type of healthcare facility where patient exams, surgical procedures, x-rays, and other services that did not require overnight hospital stays were provided. Design of medical arts buildings was specialized due to the necessity for plumbing and piping necessary to perform many procedures. Although this building type has origins in the 1920s, it proliferated rapidly after World War II as healthcare nationwide modernized to bring accessible care to smaller towns and rural areas as well as urban centers.¹⁵ In 1959, Dr. Walter H. Johnson acquired the dwelling at 2501 Fall Hill Avenue for use as a medical office. This property later was acquired by Dr. Paul Nutter, who had a new, International Style medical office building built c. 1964. Interestingly, the footprint of the extant office building appears on the 1958 Land Book plat (Figure 3), although City of Fredericksburg tax parcel records place its construction date at 1964. Both medical offices today are classified as "Grade C" medical buildings by the City.¹⁶

Today, Old Mary Washington Hospital, the Medical Arts Building, and Doctors' Building are a cohesive collection of resources that illustrate the modernization of healthcare facilities that occurred in Fredericksburg during the post-World War II era.

¹⁴ Danae Peckler, "The Ties Between Modern Architecture and Healthcare History in Fredericksburg," June 20, 2024, Historic Fredericksburg Foundation, Inc., <https://hffi.org/the-ties-between-modern-architecture-and-healthcare-history-in-fredericksburg/>.

¹⁵ Gerald Katz, "Pilot Study of Medical Practices in Medical Arts Buildings," *Public Health Report*, Vol. 81 No. 11 (November 1966), p. 1025, and at <https://stacks.cdc.gov/view/cdc/74475#tabs-2>; Anne Whitacre, "Why Do Most Cities Have Older Buildings that are Named 'Medical Arts Building'?" at Quora.com (2018), <https://www.quora.com/Why-do-most-cities-have-older-buildings-that-are-named-medical-arts-building-What-is-the-origin-of-that-term>.

¹⁶ *Fredericksburg, Virginia, City Directory, 1959*, at Ancestry.com, *U.S., City Directories, 1822-1995* [database on-line] (Lehi, UT, USA: Ancestry.com Operations, Inc., 2011), p. 130; Land Book of Fredericksburg, 1958 (University of Mary Washington, <https://resources.umwhisp.org/Fredericksburg/plats/1958landbook.htm>); City of Fredericksburg Tax Parcel Data, Parcels 167 15 L1, parcels/GPINS 7779-78-9885 and 7779-79-4090, <https://maps.fredericksburgva.gov/ParcelViewer/#/mw1>, accessed January 4, 2024.

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Provision of Healthcare in Fredericksburg, 1899-1948

During the nineteenth century, the most advanced opportunities for medical education and care in Virginia were found in its larger towns and cities, such as at the University of Virginia in Charlottesville and the Medical College of Virginia in Richmond. Apothecary shops, some of which had roots in the eighteenth century, sold medical nostrums and compounds, such as the Hugh Mercer Apothecary Shop in Fredericksburg.¹⁷ Prior to 1900, just 33 hospitals were operating in Virginia, and only eight of these predated 1861. They fell into three broad categories: military, publicly managed institutions, and private. Examples of these include the Norfolk Naval Hospital, established in 1830, which was associated with the Marine Hospital Service; the Eastern, Central, and Western State Hospitals for care of mentally ill persons, all of which were established by the Commonwealth of Virginia, as well as small hospitals at local almshouses; and private hospitals that offered limited types of care, such as maternity hospitals (sometimes referred to as “lying-in hospitals”), which provided maternal care for women and their newborns.¹⁸

In Fredericksburg, by the 1890s, local women’s organizations began to take leadership roles in the founding of community hospitals. At a time that their public roles were limited to the “domestic sphere,” women’s concern for care of the ill and injured was considered acceptable. In Fredericksburg, such a group of socially prominent women coalesced in January 1897 and was joined by three local clergy members. After some consideration, the group decided to establish a private, charitable organization dedicated to supporting a private hospital, rather than seeking to establish a city-owned hospital funded by taxation. The group next selected the name “Mary Washington Hospital” in honor of Mary Ball Washington, mother of George Washington. The Washington family occupied the Ferry Farm plantation (NRHP 72001417, 00000259) across the Rappahannock River from Fredericksburg from 1738 until 1772, and Mary Washington lived out her later years in a house at 1200 Charles Street within the city (NRHP 75002111). The Mary Washington Hospital Association, comprised largely of women, soon was organized to manage fundraising for the endeavor. Public sentiment in support of a new community hospital proved to be strong. A site at the corner of Sophia and Fauquier streets just north of downtown Fredericksburg was selected, a building erected, and the hospital opened in 1899. From its inception, the hospital association insisted that patients be treated without regard for their ability to pay, and fundraising for providing charitable care proceeded apace with that for the hospital’s construction.¹⁹ In keeping with local and state laws, as well as social custom, Mary Washington

¹⁷ Hugh Mercer’s mid-eighteenth-century apothecary shop has long served as a museum devoted to the history of medicine and pharmacy in Fredericksburg. Another apothecary-cum-museum is the Stabler-Leadbetter Apothecary Shop in Alexandria.

¹⁸ Wyndham B. Blanton, *Health Care in Virginia in the Nineteenth Century*, p. 204, 208, 211, 221-223; Wyndham B. Blanton, “A Travelogue of Virginia Medical History,” *Journal of the Association of American Medical Colleges*, Vol. 17 No. 3 (May 1942), p. 179-180, 183-184; Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 2.

¹⁹ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 2, 4-6, 16, 18, 20-21.

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Hospital was racially segregated, providing care only to White patients and staffed only by White physicians, nurses, and other staff.

The first hospital was a modestly scaled, one-story, frame building with brick foundation, multiple hipped roofs, and Colonial Revival details that included a small, classically-inspired entry porch. It originally included a surgical room, a single ward divided in half for male and female patients, a kitchen, a store room, bathrooms, and quarters for a live-in matron who managed cleaning, cooking, and maintenance. In what became a running theme for the hospital, demand quickly exceeded capacity and planning for an addition was under way by 1901. The addition allowed creation of a new men's ward, dining room, a small number of private patient rooms, and improvements to the women's ward. In 1910, a second story was added to the frame building, expanding the number of patient rooms, lavatories, and kitchen space at the hospital. Meanwhile, a nurses' home had been built behind the hospital in 1905 and an on-site School for Nurses, providing on-the-job training, was established the following year. Although enrollment always was quite small, the school continued in operation through 1933.²⁰

During the 1920s, steady increases in the local population and in the number of patients treated annually led to a decision to build a new hospital on the same site as the 1899 building. Construction of the two-story, brick, "fireproof, H-plan building was completed in 1929. Private fundraising again paid for much of the associated costs. The new building had a 42-bed capacity, two operating rooms, a nurse's station, and an ambulance entrance at the rear.²¹ The building, still extant today, is a contributing resource in the Fredericksburg Historic District (NRHP 1971).²² Although the Great Depression affected the hospital's finances, as well as patients' ability to pay for care, Mary Washington Hospital remain solvent. In 1938, a Mary Washington Hospital Auxiliary was created to raise funds for nonessential but morale-boosting needs such as providing fresh flowers, decorating for holidays, offering a lending library for patients, and setting up a hospitality room. The auxiliary was operated and managed by women. As had been the case since Mary Washington Hospital first opened, demand outstripped capacity within a decade.²³

²⁰ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 18, 22, 24, 28, 32, 40.

²¹ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 50.

²² The 1971 nomination lacks a comprehensive inventory of contributing and noncontributing resources. The hospital's contributing status was determined during a 2006 architectural survey of the district that was sponsored by the City of Fredericksburg, a certified local government, and the Virginia Department of Historic Resources. See Joe B. Jones, Elizabeth M. Andre, and William H. Moore, *Comprehensive Survey Report: Reconnaissance Survey of 1,000 Resources within the Fredericksburg Historic District and Potential Expansion Area, Fredericksburg, Virginia*, WMCAR Project No. 070-07, 2008, on file at the Virginia Department of Historic Resources, Richmond, Virginia.

²³ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 50-52.

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Construction of the 1949-1951 Mary Washington Hospital Building

Planning for expansion of Mary Washington Hospital began in January 1942, during World War II, barely a month after the December 7, 1941, attack on Pearl Harbor prompted U.S. entry into the war. Due to wartime rationing and materiel and labor shortages, however, no new construction was feasible. After the war, the Commonwealth Fund, a federally-funded program for small hospitals, recommended construction of a new building instead of expanding the 1929 hospital at the corner of Fauquier and Sophia streets. The Board of Trustees of Mary Washington Hospital purchased a 10-acre tract of land owned by the City of Fredericksburg adjacent to James Monroe High School, which itself was slated for expansion at the time. As in previous eras, a community fundraising drive was undertaken and raised \$350,000 for the hospital's construction project. More than \$520,000 in federal grants and over \$314,000 in state funds provided the additional capital to make the project possible.²⁴

After Congress passed the Hill-Burton Act in 1946, the Virginia General Assembly authorized development of the Virginia Hospital Survey and Construction Program, assigned the Virginia State Department of Health responsibility for hospital construction using the federal funds, and authorized creation of the Bureau of Medical and Nursing Facilities Services within the Department to handle the program's administration. The Department of Health also hired architect Thomas H. Walker of Knoxville, Tennessee, to supervise the technical aspects of the program. The program's initial recommendations included construction of 67 hospital projects and 39 public health centers. Almost 5,000 new beds became available through the initial round of funding and construction projects.²⁵ Left unstated in local news reports about the newly available funds was that racial segregation would be permitted at the federally-funded facilities. Since its establishment in 1899, Mary Washington Hospital had served White patients and was staffed entirely by White nurses, physicians, and other healthcare staff.

The Richmond, Virginia, architectural firm Ballou and Justice designed the new Mary Washington Hospital. Louis W. Ballou and Charles C. Justice were the firm's principals. Both men started their architectural practices during the early 1930s and they formed their partnership in 1945 as World War II was ending. A 1927 graduate of the University of Virginia, early in his career Ballou was noted for designing several churches and school buildings in more traditional Georgian and Colonial revival styles, skills he retained throughout his career. His mid-1960s designs for renovating the University of Virginia's famed Rotunda and the Virginia State Capitol were widely applauded.²⁶ Simultaneously, however, Ballou adapted to Modern Movement styles

²⁴ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 60; Danae Peckler, "The Ties Between Modern Architecture and Healthcare History in Fredericksburg," June 20, 2024, Historic Fredericksburg Foundation, Inc., <https://hffi.org/the-ties-between-modern-architecture-and-healthcare-history-in-fredericksburg/>.

²⁵ Hyland & Anderson, Architects, "Pratt Clinic – Fredericksburg," *Virginia Record: The Virginia Architect Section* (May 1959, Vol. 81, No. 5.), p. 20. In Virginia, an NRHP-listed example of a community hospital built with Hill-Burton Act funds is the Smyth County Community Hospital (NRHP 2015; DHR #119-5017) and of a public health center is the Roanoke City Health Center (NRHP 2016; DHR #128-0049-1666).

²⁶ *Richmond Times Dispatch*, "Louis Ballou, 74, Architect, dies," April 30, 1979, p. 11, 13.

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without difficulty, including the design with partner Charles Justice for the 1949-1951 Mary Washington Hospital. Born in Hartford, Connecticut, Justice earned a bachelor's degree in architecture at The Ohio State University in 1935.²⁷ Ballou and Justice, their long-lived architecture and engineering firm, was responsible for numerous projects across Virginia, and they completed numerous notable commissions in Modern Movement styles, including hospitals, schools, churches, shopping centers, and commercial office and government buildings. The Virginia Company Inc. of Newport News served as contractor for Mary Washington Hospital construction project.²⁸ Groundbreaking ceremonies for Mary Washington Hospital's new building took place on May 13, 1949, and the cornerstone was laid on December 3, 1949. Construction quickly began, with the foundation and structural framing well underway by January 1, 1950 (Figure 5).

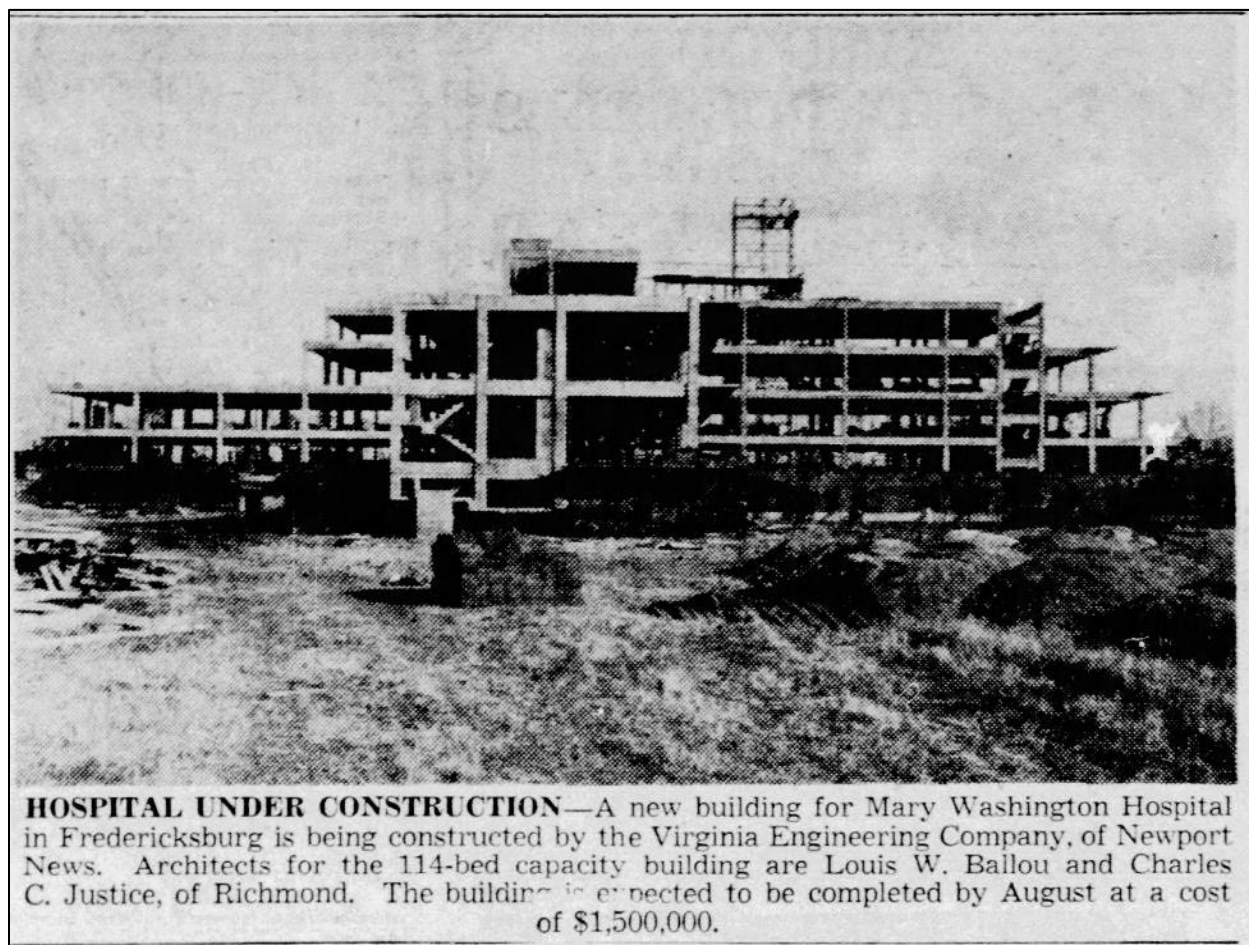


Figure 5. Photo of Mary Washington Hospital under construction. At image right, the framing shows the distinctive stepped massing of the first, second, and third stories (*Richmond Times Dispatch*, January 1, 1950, p. 28).

²⁷ *Richmond Times Dispatch*, "Charles C. Justice dies; architect," August 8, 1985, pg. 14.

²⁸ Ballou & Justice, "Mary Washington Hospital," *Virginia Record: The Virginia Architect Section* (May 1959, Vol. 81, No. 5), p. 57.

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Just over 13 months later, the new hospital opened on February 18, 1951, making Mary Washington Hospital among the first of the Hill-Burton Act-funded hospitals in Virginia to open. At this time, the hospital occupied a 10-acre site, had a 100-bed capacity, and consisted of a full, slightly raised basement, three completed stories, and a partial fourth story (Figures 6-8, below). The basement housed service areas such as the laundry, kitchen, maintenance shops, and heating equipment. The first floor included the hospital's administrative offices, laboratories, x-ray and physical therapy spaces, and a general nursing wing. On the second floor were the surgical suites as well as patient rooms, and a central sterilizer and supply section. The third floor was dedicated to obstetrical cases. According to Ballou and Justice, the project's original construction cost was \$1.31 million, while purchase of furnishings and equipment brought the total cost to \$1.7 million, of which a federal grant contributed over \$520,000, a state grant provided \$314,000, and the balance accrued through donations. The west wing's third and fourth floors were left unfinished with the hope that a future campaign would lead to their completion. Furthermore, the original building was designed in anticipation of future enlargement by construction of additional wings.²⁹

Emphasizing the event's local significance, the grand opening was covered with a multiple-page spread in Fredericksburg's local newspaper, *The Free Lance-Star*. Congratulatory advertisements taken out by local businesses that had provided materials for the construction project often included photos of the new building (Figures 6-7). Various articles described the new hospital's modern facilities and healthcare services for everything from faster delivery of hot meals, switchboard operations, and bedside telephones to the new emergency department with a separate driveway, parking lot, and entrance to allow ambulances to deliver patients more quickly to waiting doctors and nurses. More than 6,300 people attended the hospital's opening ceremony (Figure 8).

²⁹ Ballou & Justice, "Mary Washington Hospital," *Virginia Record: The Virginia Architect Section* (May 1959, Vol. 81, No. 5), 59; Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p 62.

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Figure 6. Advertisement by the Massaponax Asphalt Paving Company, Inc. with a view of the newly completed building (*The (Fredericksburg) Free Lance-Star*, February 17, 1951, p. 21).

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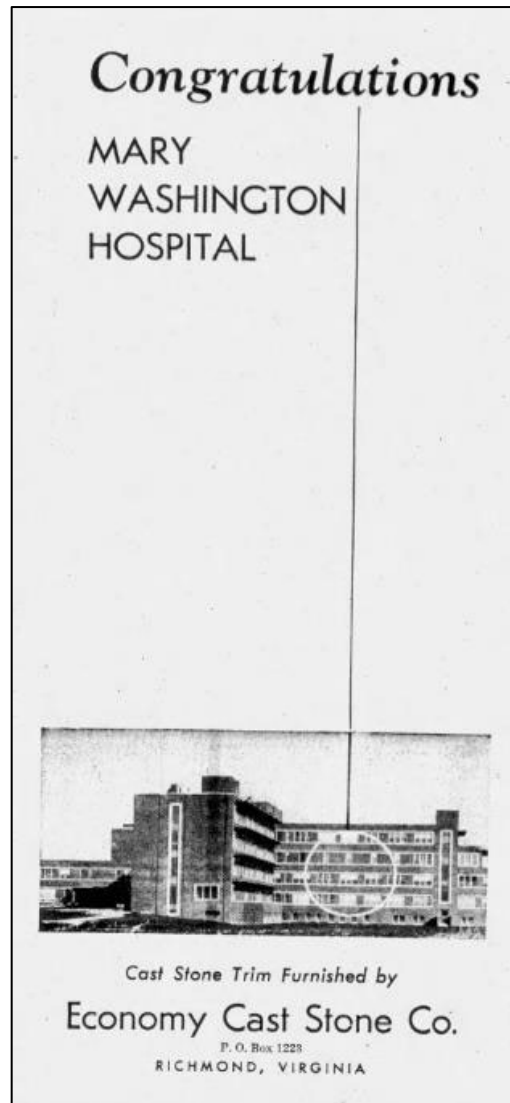


Figure 7. Advertisement by the Economy Cast Stone Company with a view of the newly completed building (The (Fredericksburg) Free Lance-Star, February 17, 1951, p. 21).

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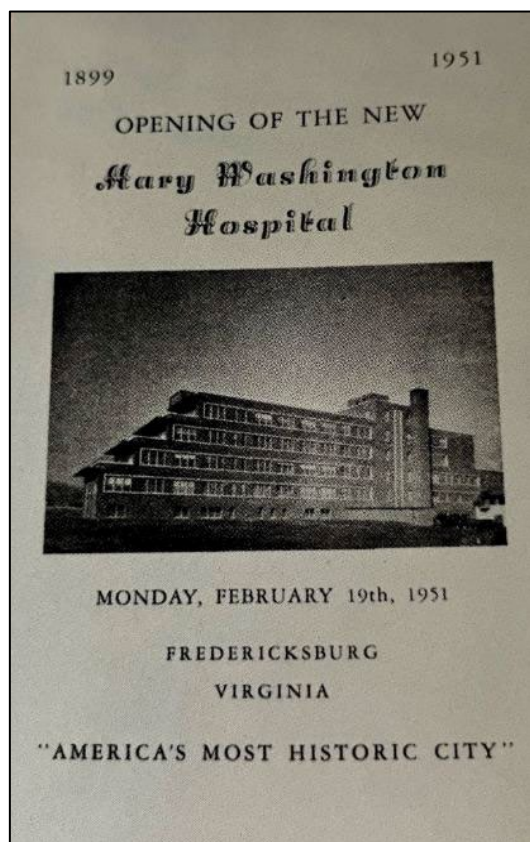


Figure 8. Brochure commemorating opening of Mary Washington Hospital's new building in 1951. The original building's distinctive stepped upper stories are at image left (Image reproduced in Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company 1989), p. 62.

Despite the major improvements that Mary Washington Hospital's new location offered, community needs, once again, exceeded its capacity within just a few years. A community fundraising drive began in 1957. Donations from individuals, the City of Fredericksburg, civic clubs, professional associations, business firms, labor unions, and church congregations in Fredericksburg and surrounding counties raised over a half-million dollars. Grants from the federal government and the private Ford Foundation also paid construction costs. While the community fundraising activities were typical of how the hospital had raised money from the late 1890s through 1930s, the availability of public and private grants was a relatively new phenomenon. The New Deal of President Franklin D. Roosevelt's administration pioneered offering of federal assistance for infrastructure, construction, historical, cultural, scientific, and other types of publicly oriented projects, while the Ford Foundation was founded in 1936 by Edsel Ford. These latter initiatives were part of the modernizing of American life that characterized the mid-twentieth century. The Mary Washington Hospital Foundation's fundraising drive allowed completion of the hospital west wing's third and fourth floors, creation of a new pediatric department, and additional medical-surgical beds. In 1958, Ballou and Justice designed the two-story wing added to the hospital, which increased the number of patient beds to 148.³⁰

During the late 1950s, construction of new hospitals and additions to existing hospitals along with erection of new medical arts buildings and public health centers was a widespread trend in Virginia. Population growth, the era's "baby boom," constantly emerging new diagnostic, treatment, and surgical methods, and availability of state and federal grants combined to fuel the rapid construction rate. According to the *Virginia Record* May 1959 issue's "The Virginia Architect Section," in Fredericksburg, Mary Washington Hospital's 1958 addition, the associated 1956 Medical Arts Building at 2301 Fall Hill Avenue, and the planned public health clinic at 435 Hunter Street were typical of the trend. The same year, the new Norfolk Medical Center in downtown Norfolk, Virginia, was planned to include an expanded Norfolk General Hospital, a

³⁰ Ballou & Justice, "Mary Washington Hospital," *Virginia Record: The Virginia Architect Section* (May 1959, Vol. 81, No. 5), 59; Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 66-67.

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new Kings Daughter Hospital, a Public Health Center, and a Norfolk Medical Tower. Other hospital complexes in communities large and small that were featured in the May 1959 *Virginia Record* were the Dixie Hospital in Hampton, Western State Hospital in Staunton, Hampton Medical Arts Building at John Randolph Hospital in Hopewell, a new Headquarters Building at Richmond Southampton Hospital, an addition to the main hospital at the University of Virginia, the Pratt Clinic in Fredericksburg, Community Memorial Hospital in South Hill, Fauquier Hospital in Warrenton, Williamsburg Hospital in Williamsburg, Culpeper Memorial Hospital in Culpeper, and the Dinwiddie Health Center in Dinwiddie County.³¹

The Richmond-based architectural firm Ballou and Justice designed the 1958 addition to Mary Washington Hospital (Figure 9), as well as the new Community Memorial Hospital in South Hill, completed in 1954, Fauquier Hospital in Warrenton, completed in early 1959, Richmond Eye Hospital in Richmond, completed in 1952 (Figure 10), and Williamsburg Hospital, scheduled for completion in 1960.

Immediately after completion of the 1958 addition, planning began for another expansion project, again with Ballou and Justice serving as the project architect. Started in 1959, the new two-story wing included space for another 40 patient beds as well as expanded facilities for dietary, physical therapy, x-ray, administrative, storage, dining, supply, delivery, sterilizing, laboratory, pediatric, and maternity/obstetrical needs. An “emergency section” also was added to the hospital, thus beginning the modern era of on-demand emergency care, with the hospital now employing its first full-time emergency room physician and round-the-clock nursing care. Space for a nurse’s training program and expanded physical therapy services also were included. All were to be housed within the expansions to the existing hospital plant and a two-story addition. In total, the expansion campaigns of 1958-1961 cost approximately \$2 million.³²

³¹ *Virginia Record: The Virginia Architect Section* (May 1959, Vol. 81, No. 5, p. 11-29, 55-61.

³² Ballou & Justice, “Mary Washington Hospital,” *Virginia Record: The Virginia Architect Section* (May 1959, Vol. 81, No. 5), 59; Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 66-67; Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p.67.

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Figure 910. 1959 View of Mary Washington Hospital, 2300 Fall Hill Avenue (*Virginia Record: The Virginia Architect Section* (May 1959, Vol. 81, No. 5), p. 27.



Figure 9. The intersecting planes and massings of the Richmond Eye Hospital are characteristic of mid-20th century hospital designs by Ballou and Justice (*Virginia Record: The Virginia Architect Section* (May 1959, Vol. 81, No. 5), p. 26.

Continued Expansion of Mary Washington Hospital through 1979

In May 1968, another expansion project resulted in extension of the south wing's third and fourth stories, which added another 20 beds to the hospital's capacity. Representative of the rapid technological development that characterized post-World War II hospital care, the north end of the fourth floor was dedicated to intensive and cardiac care. Three years later, the Amy Guest Memorial Wing, a two-story addition attached to the hospital's south wing, opened. The two-story wing served as a "minimal care unit" for patients whose needs did not require the services offered elsewhere in the hospital. Such units were associated with the progressive patient care concept that emerged during the 1960s. Patients were divided into three categories, from those who needed acute or intensive care to those who had recovered to a point that they were nearing release.

The minimal care unit operated in a manner akin to a "motel," with a housekeeping staff instead

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of full-time doctor- and nurse-provided care. Mary Washington Hospital's minimal care unit was "among the first of such self-contained units in Virginia." Construction costs for the 1968 and 1971 additions were paid by several large, private donations from the Guest, Smooth, and Pratt families.³³

During the mid-1970s, Mary Washington Hospital participated in development of a "telemetry system" to allow rescue squads to transmit patient information to hospitals during transit. The Emergency Medical Services Council, a regional organization, was established by local rescue squads at the same time. The EMS Council now is housed at a former public health clinic at 435 Hunter Street.³⁴ The telemetry system became operational in 1978, with Mary Washington Hospital serving as the hub to which patients were brought by ambulance.³⁵

The final major expansion to Mary Washington Hospital occurred in 1979 in response to Fredericksburg's rapidly growing population, which mushroomed due to suburban sprawl related to its proximity to Washington D.C. and Richmond. The \$11.5 million project resulted in construction of two new wings, three smaller additions, and renovations throughout the hospital plant. Bed capacity for patients increased from 285 to 340. A groundbreaking ceremony took place in November 1979 and each addition was placed into service as construction was completed over several years. The five-story southwest wing housed pediatric and medical/surgical patients and a new psychiatric facility. The four-story northwest wing contained laboratory, x-ray, intensive care, obstetric and nursery, and dietary units. The hospital's radiology department gained its first CT scanner, a \$1.7 million purchase in and of itself. By the late 1970s, therefore, Mary Washington Hospital had completed its transformation from a small-town community hospital to a regional healthcare center.³⁶ Although this addition postdates the district's period of significance, its design, materials, and workmanship are comparable to the hospital's earlier sections.

Desegregation of Mary Washington Hospital

Many of the facilities built under the auspices of the Hill-Burton Act were located in the American South, and racial segregation in the federally-funded hospitals and clinics was

³³ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 67; R. Hartley, W. R. O'Flynn, M. Rake, and M. Wooster, "Experiment in Progressive Patient Care," *British Medical Journal*, September 28, 1968, 3(5621), p. 794-795. Doi, 10.1136/bmj.3.5621.794; PMID: 5676716; PMCID: PMC1989555.

³⁴ 435 Hunter Street is less than a block away from the historic districts. Alterations to the building include complete reorganization of fenestration and new cladding, thus eliminating the building's historic integrity and, therefore, the building is not included in the historic district.

³⁵ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 71.

³⁶ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 71.

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permitted with regard both to patients and staff.³⁷ Dr. P. Preston Reynolds notes that discriminatory actions included denial of staff privileges to Black physicians and dentists at these facilities, alongside refusal to admit Black students into nursing and residency training programs and refusal to provide medical services to Black patients. In response, the NAACP's legal strategy to end segregation expanded to include lawsuits aimed at overturning the 1946 Hill-Burton Act's provision for "separate-but-equal" facilities and healthcare. In 1963, the U.S. Court of Appeals Fourth Circuit issued a decision, *Simkins v Moses H. Cone Memorial Hospital*, a case that originated in North Carolina, that restricted use of federal funds being used at segregated facilities.³⁸

Far more significant in the drive to desegregate hospitals came with passage in July 1965 of the Medicare and Medicaid Act (also known as the Social Security Amendments of 1965), a keystone in President Lyndon B. Johnson's Great Society initiative. The legislation provided millions of dollars in federal funds to hospitals for care of patients unable to pay through Medicaid and to elderly patients through Medicare.³⁹ Responding to the urging of activists, physicians, health policy experts, and other interested parties, the legislation forbade racial segregation of any kind at hospitals and other healthcare facilities that received federal Medicare and Medicaid funds. As author David Barton Smith explained, the legislation and its robust enforcement by U.S. Department of Health, Education & Welfare staff led to desegregation of almost all American hospitals within just four months in early 1966.⁴⁰ The following year, the U.S. Court of Appeals Fourth Circuit added legal precedent to the transformation in health care with its decision, *Cypress v Newport News [Virginia] Hospital Association*, which affirmed the federal government's new Medicare certification guidelines could forbid segregation in patient care, education programs, and staffing at such facilities.⁴¹

³⁷ Veterans Administration hospitals were an exception. In 1953, President Dwight D. Eisenhower stated his commitment to ending segregation in federal employment, throughout Washington DC, and in the military (desegregation of the military began in 1948 but lagged in some areas). See "End of Racial Segregation in VA Hospitals," Museum of the American Military Family and Learning Center, August 1, 2016, <https://weservedtoo.wordpress.com/2016/08/01/end-of-racial-segregation-in-va-hospitals/>.

³⁸ "Hill Burton Act," Harvard Medical School, Perspectives of Change, <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1448322/>; P. Preston Reynolds, "Professional and Hospital Discrimination and the US Court of Appeals Fourth Circuit 1956-1967," National Library of Medicine, PubMed Central, <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1448322/>.

³⁹ Mary Washington Hospital historically had provided care for patients who could not afford to pay, starting with its opening in 1899. Charity contributions helped to offset these costs, and an endowment fund eventually was created. The racial makeup of these patients is not known. See Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 68.

⁴⁰ David Barton Smith, *The Power to Heal: Civil Rights, Medicare, and the Struggle to Transform America's Health Care System* (Nashville, TN: Vanderbilt University Press, 2016) as referenced in Health Stew, "Looking Back on the Desegregation of U.S. Hospitals in 1966" at <https://healthstew.com/2018/03/24/looking-back-on-the-desegregation-of-u-s-hospitals-in-1966/>.

⁴¹ P. Preston Reynolds, "Professional and Hospital Discrimination and the US Court of Appeals Fourth Circuit 1956-1967," National Library of Medicine, PubMed Central, <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1448322/>.

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The Reverend Lawrence A. Davies, who served as Fredericksburg Mayor from 1976-1996, regularly interacted with healthcare professionals during the 1950s and 1960s due to his daughter's sickle cell anemia. Specialized care for the condition typically was not available in smaller cities and towns and his daughter received most of her care at Children's Hospital in Washington D.C. Efforts to desegregate most aspects of life in Fredericksburg were underway by the early 1960s as part of the broader Civil Rights Movement. Davies recalled that, during the tenure of hospital administrator Harry C. Bach, who had assumed the post in 1953 and served for twenty-three years, a biracial commission to study hospital policies was created but did not remember the date. He noted, however, that after federally-mandated desegregation in 1966, for some time many Black residents of Fredericksburg preferred to continue going to hospitals in Richmond and Washington D.C. where they had established relationships, as did his own family at Children's Hospital.⁴²

Davies recollected that, during the early 1960s, Mary Washington Hospital's staff remained segregated, with Black employees in custodial and service positions and a few who worked as nurse's assistants, while the hospital administration staff, nurses, and physicians were White. Known exceptions were Dr. S. O'Brien Payne, who joined the hospital staff sometime in the late 1940s or early 1950s, and Dr. Richard C. Ellison, who was not a staff member but regularly visited his patients on the segregated fourth floor at the hospital. A Black dentist also was on staff, according to Davies, but information about this individual has not been discovered. Davies noted that, when the emergency department opened in 1951, concern about disparate treatment of Black patients in comparison to White patients persisted into the 1960s. As most emergency departments were staffed by general physicians, however, Davies suggested that any care requiring a specialist's intervention could be delayed, a situation that affected all patients. This circumstance occurred for his own daughter when she experienced a sudden flare with sickle cell anemia symptoms.⁴³

Davies said that segregation of all Black patients on the hospital's fourth floor, however, was an ongoing problem at Mary Washington. As Black patients were not admitted to specialized units such as cardiac, intensive, and surgical, the adequacy of care available to them on the fourth floor was considered inferior to that available for White patients. Although this situation was alleviated with the passage of the 1966 Medicare and Medicaid Act, Davies recalled that rooms with multiple patients continued to be segregated by race, but more specific information on this practice has not yet been found.⁴⁴

⁴² Lawrence A. Davis, interview by Jess Rigelhaupt, January 26, 2015, Mary Washington Healthcare History, Oral History Interviews, <https://mwhchistory.com/lawrence-davies/>.

⁴³ Lawrence A. Davis, interview by Jess Rigelhaupt, January 26, 2015, Mary Washington Healthcare History, Oral History Interviews, <https://mwhchistory.com/lawrence-davies/>.

⁴⁴ Lawrence A. Davis, interview by Jess Rigelhaupt, January 26, 2015, Mary Washington Healthcare History, Oral History Interviews, <https://mwhchistory.com/lawrence-davies/>.

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Fredericksburg's First Black Physicians – Roles at Mary Washington Hospital and in the Community

Dr. Urbane S. Bass

Fredericksburg's first Black physician since Reconstruction, Dr. Urbane F. Bass, arrived in the city in 1909 but had no affiliation with Mary Washington Hospital. His private practice offered care to Black patients in the city, likely in the historically Black neighborhoods of Libertytown and the Bottoms, the only two areas within Fredericksburg's corporate limits where Black residents lived during the Jim Crow era, as well as the Mayfield neighborhood established just south of the city limits in 1906. In 1917, Dr. Bass volunteered to serve in the Medical Department of the Army, responding to an acute shortage of doctors in military service as the United States was entering World War I. The medical corps provided numerous innovative treatments for soldiers wounded in action with regard to wound infection prevention, surgical methods, disease prevention, and exposure to poison gases. Black doctors were assigned to segregated military units composed of Black soldiers and White officers. The 372nd Infantry Regiment to which Dr. Bass was assigned was brigaded with French forces, who were far less race-conscious than their American counterparts. At Millery in France, Bass was killed in action in 1918 while providing medical care on the front line, a display of heroism for which he was posthumously awarded the Distinguished Service Cross.⁴⁵

Dr. Richard Carl Ellison Sr.

Dr. Richard Carl Ellison Sr., who arrived in Fredericksburg in 1931, was one of only two Black physicians known to have worked in Fredericksburg during the middle decades of the twentieth century. Reportedly, he became the first Black physician to be associated with Mary Washington Hospital. A blurb entitled "News of Bygone Days" in the March 19, 1955, edition of *The Free Lance-Star* reported that Dr. Ellison was "elected to the staff of Mary Washington Hospital" ten years earlier.⁴⁶ A specific date for this event and more information about his association has not yet been identified, while newspaper reports, city directories, and other records indicate that Dr. Ellison kept his private practice. It appears that, in collaboration with White doctors, Dr. Ellison treated patients who had been admitted to the hospital. Research to date has not established if this association began while Mary Washington Hospital was at its location at the corner of Fauquier and Sophia streets or if it began after the hospital moved to its newly completed building at 2300 Fall Hill Avenue in 1951, but a history of the hospital reports that Dr. Ellison delivered the first baby in the new building. According to the same source, he also ranked among the first African Americans to be admitted to the American Medical Association.⁴⁷

Born on July 10, 1902, in New Castle, Virginia, Ellison started his undergraduate education in 1926 at Storer College in Harper's Ferry, West Virginia. In 1930, he completed his medical

⁴⁵ Louis T. Wright, M.D., "The Negro Doctor and the War," *Journal of the National Medical Association* Vol. 11, No. 4 (1919), p. 195-196.

⁴⁶ "News of Bygone Days, 10 Years Ago – 1945," *The (Fredericksburg) Free Lance-Star*, March 19, 1955, p. 4.

⁴⁷ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 84.

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degree at Howard University in Washington D.C., where his mother lived, after which, according to the 1930 federal census, he resided on South Marion Street in Covington, Virginia, about 35 miles north of New Castle. That same year, he married Lettie E. Pierce in Covington. They moved to Fredericksburg the following year, where Dr. Ellison established his private practice. He registered for the military draft on February 16, 1942, just two months after the United States entered World War II. On his draft card, Ellison listed himself as self-employed with his office at 1401 Charles Street in Fredericksburg. Ellison and his wife, Lettie, had two children, Rosa and Richard Jr. Their son, Richard C. Ellison Jr., also became a doctor after attending medical school in Tennessee. Lettie Ellison, a graduate of Lynchburg Seminary, taught at Watson High School in Covington for several years.⁴⁸ She devoted herself to volunteer community improvement activities, particularly at Walker Grant High School, the segregated Black high school in Fredericksburg.

In 1956, Dr. Ellison, along with twenty other members, was appointed to the advisory board for the Fredericksburg Area Mental Hygiene Clinic that was being planned.⁴⁹ The clinic was part of a new, statewide effort to provide community-based mental health treatment opportunities at the community, rather than institutional, level. The network was part of a then-nascent effort to provide care to children, adults with mild emotional disturbances, and anyone displaying early symptoms of mental illness.⁵⁰ Dr. Ellison also was a charter member of the Frank C. Pratt Chapter of Mental Health, which was named in honor of Dr. Franklin C. Pratt, a founder of Fredericksburg's first group medical practice in 1937.⁵¹ In his private practice, Dr. Ellison was remembered for working long hours, making house calls, and working with local Black midwives, such as Lenora Walker, during a time when hospital care for Black women during childbirth was still atypical. His medical office was located at 516 Amelia Street in an area of Fredericksburg known as Liberty Town, a historically-Black enclave located west of downtown (Dr. Urbane F. Bass's office also was located in this neighborhood). According to a 1957

⁴⁸ "Richard C. Ellison," *The Bison* [yearbook] (Washington DC: Howard University, 1930), no pagination; National Archives at St. Louis, Missouri; *WWII Draft Registration Cards For Virginia, 10/16/1940-03/31/1947*, Record Group: *Records of the Selective Service System*, 147, Box: 230: "Brilliant Wedding in Covington, Virginia, Miss Lettie Pierce Becomes Bride of Dr. R. G. [sic] Ellison," *Richmond Planet* June 21, 1930, p. 5; Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 84; Robert Burke, "Panel naming buildings for city picks Gouldman, Bass, Ellison," *The (Fredericksburg) Free Lance-Star*, July 8, 1991, p. 31.

⁴⁹ During the mid-twentieth century, the term "mental hygiene" was another term used to refer to "mental health," but began to fall out of use by the late twentieth century.

⁵⁰ "21 Named to Board for New Mental Health Clinic," *The (Fredericksburg) Free Lance-Star*, April 26, 1956, p. 3; Donald Heine, "In 7 Years 12,000 Visits – A Clinic Leads Way," *The Free Lance-Star*, May 3, 1956, p. 17.

⁵¹ Robert Burke, "Panel naming buildings for city picks Gouldman, Bass, Ellison," *The (Fredericksburg) Free Lance-Star*, July 8, 1991, p. 31; Joe B. Jones, Elizabeth M. Andre, and William H. Moore, *Comprehensive Survey Report: Reconnaissance Survey of 1,000 Resources within the Fredericksburg Historic District and Potential Expansion Area, Fredericksburg, Virginia*, WMCAR Project No. 070-07, 2008, on file at the Virginia Department of Historic Resources, Richmond, Virginia, p. 152. The Pratt Medical Group continues to operate in Fredericksburg as part of HCA Virginia; the several-times-renamed Frank C. Pratt Chapter of the Virginia Association for Mental Health also continues in operation.

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newspaper advertisement, Dr. Ellison was among the “merchants,” including several other doctors, who were listed as members of the Fredericksburg Credit Bureau.⁵²

Dr. Ellison continued practicing medicine through 1982, having served Fredericksburg for 51 years. He died in 1990, and was survived by his wife, Lettie Pierce Ellison, and their children, Rosa Ellison Merritt and Richard C. Ellison Jr. On July 23, 1991, a city-owned former bowling alley at 608 Jackson Street that had been converted for use as a public health clinic was named the Bass-Ellison Building in honor of the city’s first two Black physicians, Urbane F. Bass and Richard C. Ellison; a rededication ceremony took place on February 21, 2018, after the City’s Health and Social Services departments were moved to the building.⁵³

Dr. Samuel O’Brien Payne

Dr. S. O’Brien Payne, as he preferred to be called, was born in Georgetown, British Guiana, on December 14, 1902. He immigrated to the United States, arriving at the Port of New York on August 10, 1921. His first wife, Isabella C. (surname unknown), was born in Botooba, British Guiana, on October 29, 1896, and entered the U.S. on August 7, 1923. The couple married in New York on July 18, 1925. While a student at Howard University in Washington D.C., Dr. Payne was a charter member of the South American Club, composed of students native to British Guiana, and served as its secretary in 1924; the organization’s activities included literary discussions. According to his declaration of intention to seek citizenship, filed on December 31, 1928, he continued to be a student at Howard University while his wife, Isabella, lived in Flushing, New York. In April 1933, when Dr. Payne’s petition for citizenship was submitted, he was again living in New York with Isabella. His World War II draft card, registered on February 15, 1940, showed that he and Isabella continued to live in New York and that he was a self-employed physician. On January 1, 1946, the couple separated, and Isabella Payne’s petition for divorce on grounds of desertion was granted on September 2, 1949. At this time, Isabella Payne still resided in New York, while Dr. Payne lived in Fredericksburg. It is not clear if Isabella had ever joined him in Virginia. On January 23, 1950, Dr. Payne married Julia Marie Osborne, a registered nurse, but the marriage was brief. Dr. Payne’s third marriage, to Anne Marie Crump, a native of Spotsylvania County born in 1921, who taught science and mathematics at Walter-Grant High School starting in August 1946. She changed her last name to Payne in 1952, based on Social Security records. The Paynes had two children, Yvette Alexia, born in 1953, and Selwyn O’Brien, born in 1955. Dr. Payne died in 1990, at which time he lived in Richmond; Anne C. Payne died in 1991.⁵⁴

⁵² “Paul Muse, Veteran Midwife, Retiring Today, Looks Back on Quarter-Century,” *The (Fredericksburg) Free Lance-Star*, June 29, 1961, p. 3; *The (Fredericksburg) Free Lance-Star*, advertisement for the Fredericksburg Credit Bureau, November 30, 1957, p. 7.

⁵³ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 84; “City Manager’s Update Item #11B,” February 21, 2018, City of Fredericksburg records. Lettie Ellison died in 2002 at the age of 99.

⁵⁴ The National Archives and Records Administration, Washington, D.C.; *Petitions For Naturalization From the U.S. District Court For the Southern District of New York, 1897-1944*, Series: M1972; Roll: 849, accessed at Ancestry.com; “The South American Club,” *The Bison* [yearbook] (Washington DC: Howard University, 1924), no pagination; The National Archives in Washington, DC, NAI Title: *Index to*

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According to a local newspaper article, Dr. Payne joined the staff at Mary Washington Hospital in October 1949, by which time he had completed his internship at Harlem Hospital in New York City, where he also took additional studies in dermatology and syphilology, and spent two years in the U.S. Public Health Service in Trinidad, British West Indies. Dr. Payne moved to Fredericksburg in 1947. In July 1953, the local newspaper reported that Dr. Payne had completed a 10-day review course in general medicine at New York University-Bellevue Medical Center.⁵⁵ Edward Alvey's book, *90 Years of Caring*, about the hospital's history states that Dr. Payne moved to Fredericksburg with his family in 1954, at which time he began a thirty-four-year career at Mary Washington Hospital. In total, according to Alvey, his career spanned fifty-four years and he "gained recognition as an honorary member of the Mary Washington medical staff and as recipient of the 1983 Physicians Recognition award."⁵⁶ The reasons for the discrepancies in dates are not clear. Additional information about Dr. Payne's career at Mary Washington Hospital has not been identified, nor is it known when he left employment at the hospital. It appears, however, that he remained in Fredericksburg at least through the early 1960s, and a comment on Payne's Find-a-Grave page states he served as a doctor in the city for 40 years.

Also in 1963, Dr. Ellison and Dr. Payne, along with 37 other individuals, signed an open letter to Fredericksburg's mayor and city council, the chamber of commerce, and the retail merchants' association that appeared in the local newspaper. The letter explained in detail the many aspects of discriminatory behavior against Black residents in the areas of employment at the City, at local utility companies, and in the police, fire, and rescue departments, of education, of public accommodation such as hotels, of recreation, of entertainment, of shopping, including at two new shopping centers, and of access to restaurants and lunch counters. The letter writers requested that a commission or committee be established to provide opportunities for open

Petitions For Naturalizations Filed in Federal, State, and Local Courts in New York City, 1792-1906, NAI Number: 5700802, Record Group Title: *Records of District Courts of the United States, 1685-2009*, Record Group Number: Rg 21, accessed at Ancestry.com; National Archives at St. Louis, Missouri; *WWII Draft Registration Cards For New York City, 10/16/1940-03/31/1947*, Record Group: *Records of the Selective Service System, 147*, accessed at Ancestry.com; Virginia Divorce Records, 1918-2014, Virginia Department of Health, Richmond, Virginia, accessed at Ancestry.com; Virginia Department of Health; Richmond, Virginia, *Virginia, Marriages, 1936-2014*, Roll: 101169411, accessed at Ancestry.com; Virginia Department of Health; Richmond, Virginia, *Virginia, Marriages, 1936-2014*, Roll: 100774494, accessed at Ancestry.com; "City Schools will Reopen for 1946-47, September 4," *The (Fredericksburg) Free Lance-Star*, August 20, 1946, p. 2; "Schools Register 1,708 Total Here," *The (Fredericksburg) Free Lance-Star*, September 5, 1946, p. 2; *U.S., Social Security Applications and Claims Index, 1936-2007* (Provo, UT, USA: Ancestry.com Operations, Inc., 2015), accessed at Ancestry.com; Virginia Department of Health; Richmond, Virginia, *Virginia, Births, 1864-2015*, accessed at Ancestry.com.

⁵⁵ "Mary Washington Hospital Adds Two Doctors to Staff," *The (Fredericksburg) Free Lance-Star*, October 13, 1949, p. 16; "Local Physician in N.Y. Course," *The (Fredericksburg) Free Lance-Star*, July 21, 1953, p. 4.

⁵⁶ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 83.

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discussion and problem-solving.⁵⁷ Progress toward desegregation proceeded at a slow pace in Virginia; only with the passage of major federal civil rights legislation, such as the Civil Rights Act of 1964, the Voting Rights Act of 1965, the Medicare and Medicaid Act of 1966, and the Fair Housing Act of 1968 did the decades-old legal framework of Jim Crow segregation finally give way.

Office Buildings within the Historic District

Medical Arts Building at 2301 Fall Hill Avenue

Concomitant to Mary Washington Hospital's late 1950s expansion, construction began on two medical offices, located at 2301 Fall Hill Avenue and 2501 Fall Hill Avenue. The Medical Arts Building at 2301 Fall Hill Avenue was constructed in 1956 to house one of Fredericksburg's earliest private medical group practices, composed of doctors with admitting privileges to the hospital across the street. The building is an example of a resource type that emerged during the 1920s as physicians began to offer certain new treatment services in their offices instead of at a hospital. Such buildings were termed "medical arts buildings" to distinguish them from other types of office buildings. The buildings also were given a local zoning type that indicated the presence of specialized plumbing and piping for different types of gases used for medical procedures during the mid-twentieth century as well as medical disposal systems and spaces for specialized equipment such as x-ray machines. Within the past thirty years, the distinction of medical arts buildings from other types of office buildings has lessened due to changes in medical practices.⁵⁸

In Fredericksburg, the Pratt Clinic, founded in 1937 by five physicians, including Dr. Frank C. Pratt and Dr. Paul Nutter, is touted as the oldest medical group practice in the city.⁵⁹ In 1956, the practice commissioned Richmond-based architects Frederick Hyland and Richard Anderson to update and expand their clinic building, a former apartment building, to include a laboratory, x-ray, and other diagnostic testing facilities as well as five suites, one for each doctor, each of

⁵⁷ "An Open Letter to: The Mayor of Fredericksburg, The City Council, The Chamber of Commerce, The Retail Merchants Association," [paid advertisement], *The (Fredericksburg) Free Lance-Star*, June 13, 1963, p. 20. The Fredericksburg Chamber of Commerce now occupies a portion of Mary Washington Hospital.

⁵⁸ Amy Goetzman, "Architect Rebecca Lewis Revels in the Beauty of the Lobby of Duluth's Medical Arts Building," *Architecture MN* (no date), <https://www.aia-mn.org/medical-wonder/>; Anne Whitacre, "Why Do Most Cities Have Older Buildings that are Named 'Medical Arts Building'?" at Quora.com (2018), <https://www.quora.com/Why-do-most-cities-have-older-buildings-that-are-named-medical-arts-building-What-is-the-origin-of-that-term>; Danae Peckler, "The Ties Between Modern Architecture and Healthcare History in Fredericksburg," June 20, 2024, Historic Fredericksburg Foundation, Inc., <https://hffi.org/the-ties-between-modern-architecture-and-healthcare-history-in-fredericksburg/>.

⁵⁹ "About Pratt Medical Group," <https://hcavirginiaphysicians.com/locations/pratt-healthcare/>. Now known as the Pratt Medical Group, this private practice has multiple office locations, including at the Spotsylvania Regional Medical Center in Fredericksburg.

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which included a waiting room, nurse's station, two examination rooms, and a consultation room.⁶⁰

Twenty years later, the Medical Arts Building was designed to house very similar functions, as well as including a branch location of the national People's Drug Store chain on its first floor. Originally two stories in height, the building also included a laboratory staffed by medical technologists who received their training from Mary Washington Hospital while still in high school. In 1959, the roster of doctors at the Medical Arts Building included W. D. Liddle, John W. Painter, John B. Rose Jr., David W. Scott Jr., and W. H. Springall. It is not clear if these doctors were in a group practice or if each maintained his own practice in addition to working at Mary Washington Hospital.⁶¹

Among the first doctors to open an office in the Medical Arts Building, Dr. William D. Liddle Jr. joined the staff at Mary Washington Hospital in 1957. After graduating from the University of Virginia medical school, he specialized in pediatrics and completed internship and residency requirements at the university's hospital. He received certification by the American Board of Pediatrics in 1961.⁶² The same year, Dr. Richard James McArtor, an ophthalmological surgeon, was among a group of specialists to become part of Mary Washington Hospital's staff complement. Dr. McArtor also had a private practice in the Medical Arts Building.⁶³ Air Force veteran Dr. William Edward Daley, a general practitioner, joined Mary Washington Hospital's staff in 1962 and also had a private practice at the Medical Arts Building.⁶⁴ Also in 1962, Drs. J. Richmond Low and William Hollister Jr. formed an associated practice of general surgery with a suite of shared offices in the Medical Arts Building.⁶⁵ Perhaps due to the influx of physicians, the Medical Arts Building was expanded during the early 1960s to include a third floor.⁶⁶

For the duration of Mary Washington Hospital's occupancy of the 2300 Fall Hill Avenue location, the private practices of various doctors occupied the Medical Arts Building across the street. Such proximity was a matter of convenience for doctors and patients, as well as reflective of the steady expansion of specialized medical practices that occurred in Fredericksburg during

⁶⁰ Hyland & Anderson, Architects, "Pratt Clinic – Fredericksburg," *Virginia Record: The Virginia Architect Section* (May 1959, Vol. 81, No. 5.), p. 20.

⁶¹ *The (Fredericksburg) Free Lance-Star*, [advertisement for People's Drug], December 3, 1958; "January's Girl," *The (Fredericksburg) Free Lance-Star*, January 21, 1963; The Medical Society of Virginia, "Membership Roster," May 1, 1959, archived at https://archive.org/stream/sim_virginia-medical-quarterly-vmq_1959-06_86_6/sim_virginia-medical-quarterly-vmq_1959-06_86_6_djvu.txt.

⁶² "Dr. Wm. Liddle Completes Exam in Pediatrics Field," *The (Fredericksburg) Free Lance-Star*, June 3, 1960, p. 3.

⁶³ "Three New Specialists on MW Hospital Staff," *The (Fredericksburg) Free Lance-Star*, June 2, 1961, p. 3.

⁶⁴ "Dr. W. E. Daley to Open Practice of Medicine," *The (Fredericksburg) Free Lance-Star*, July 28, 1962, p. 3.

⁶⁵ "Dr. J. R. Law Joins Practice with Associate," *The (Fredericksburg) Free Lance-Star*, July 10, 1962, p. 3.

⁶⁶ "Amended Zoning Pleas Endorsed by Planners," *The (Fredericksburg) Free Lance-Star*, February 4, 1963, p. 3

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the mid-twentieth century. As the only hospital in Fredericksburg, with a service area that included surrounding counties, Mary Washington Hospital served as a magnet to draw physicians to the growing city and to expand local healthcare offerings.

A 1966 study in *Public Health Report* summarized trends that were influencing physicians' decisions to open an office in a medical arts building, many of which were borne out by the practices at the Medical Arts Building in Fredericksburg. Well into the twentieth century, many doctors maintained an office at their dwelling or in a single office not necessarily in close proximity to a hospital or to other physicians' offices. By the mid-1960s, as increasing numbers of specialists entered the field and as private practices became more complex in their organizational structure, group practices housed in medical arts buildings had become increasingly common. The study focused on private practices in Washington D.C. In addition to physicians' offices, medical arts buildings were found to include dentists, podiatrists, optometrists, medical laboratories, radiological services, and pharmacies, a setup similar to that of the Medical Arts Building at 2301 Fall Hill Avenue in Fredericksburg at this time. A higher percentage of doctors in group practices at medical arts buildings were board-certified in their specialty fields and such doctors were, on average, about ten years younger than physicians who had their own private practices. The specialties and board certifications of the Fredericksburg physicians in the Medical Arts Building are reflective of these trends in private healthcare. The study of Washington D.C. physicians identified a considerable number of group practices and the author noted that, at that time, they were quite small, often consisting of just two physicians. At least two of the Fredericksburg doctors at 2301 Fall Hill Avenue, J. Richmond Low and William Hollister Jr., established an associated practice in 1962. Sharing of laboratory equipment and specialized treatment rooms was common for group practices at Washington D.C.'s medical arts buildings. As local newspaper articles in Fredericksburg include mention of a laboratory in the Medical Arts Building, the assorted physicians here may have shared in its use.⁶⁷

The Medical Arts Building and Mary Washington Hospital were closely related in function during the historic district's period of significance, with many of the physicians who had offices in the Medical Arts Building also on staff at the hospital. The physicians who were not on staff may have had admitting privileges. The trend of physicians opening offices in medical arts buildings occurred nationally, elsewhere in Virginia, and locally, and represents the emergence of a modern framework for providing healthcare services to patients. Construction of the Medical Arts Building also was associated with the changing character of the neighborhood adjacent to the hospital. Since the hospital opened in 1951, doctors had converted neighborhood dwellings into medical offices; some physicians converted one or two rooms of a dwelling to serve as an office while using the balance of the building for their residence. During the late 1950s, this approach began to be supplanted by purpose-built medical office buildings, similar to the trend documented in Gerald Katz's 1966 study of physician practices in Washington D.C. Since that time, medical office buildings have evolved as rapidly as the medical treatments they house, and

⁶⁷ Gerald Katz, "Pilot Study of Medical Practices in Medical Arts Buildings," *Public Health Report*, Vol. 81 No. 11 (November 1966), p. 1025-1030, and at <https://stacks.cdc.gov/view/cdc/74475#tabs-2>.

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older medical arts buildings have been converted to other uses, such as commercial offices and multiple-family housing, as is discussed below.

As occurred at Mary Washington Hospital, the Medical Arts Building also has an association with the local Civil Rights Movement of the early 1960s. The lunch counter at the People's Drug Store branch at 2301 Fall Hill Avenue was the site of a sit-in demonstration by high school students on August 23, 1960. The event occurred after similar demonstrations began taking place at a People's Drug Store location on Caroline Street and after the Grant's and Woolworth's stores in downtown Fredericksburg had dropped segregation policies for their respective lunch counters. Local theaters in Fredericksburg also ended their segregation policies around the same time. The students reportedly had been inspired by the sit-in demonstrations in Greensboro, North Carolina, that had kicked off this new phase in the Civil Rights Movement. Restaurants and lunch counters had been racially segregated in Virginia since the onset of the Jim Crow era. Fredericksburg demonstrators recalled that staff and customers at the People's Drug Store locations were particularly intransigent about integrating, but after several months, the chain's corporate office dropped its segregation policy, too.⁶⁸ Today, it appears that little trace of the People's Drug Store branch at 2301 Fall Hill Avenue remains, but for the large display window and aluminum-framed door adjacent to the west façade's northern entry.

Comparable Examples of Medical Arts Buildings

Very few mid-twentieth-century medical arts buildings have been documented in Virginia as a specific resource type, and just one has been listed in the Virginia Landmarks Register and National Register of Historic Places.⁶⁹ The Medical Arts Building in Newport News, listed in 2002, is a four-story, Colonial Revival building designed by Charles M. Robinson, a prolific architect of statewide significance. Completed in 1928, the building is located in a once-socially-prominent neighborhood that includes early-twentieth-century apartment buildings and the Newport News Public Library. The building contained a pharmacy, an optical shop, and offices for dentists, doctors, and orthodontists. During the late twentieth century, tenants changed to include professionals in the legal and insurance industries as well as a local labor union.⁷⁰ A 1959 two-story, International Style medical arts building in Hampton that was designed by

⁶⁸ "Local Sit-In Group Moves to New Site," *The (Fredericksburg) Free Lance-Star*, August 23, 1960, p. 3; "The 1960 Fredericksburg Sit-Ins," *When in Virginia*, February 5, 2016, <https://wheninvirginia.com/2016/02/05/the-1960-fredericksburg-sit-ins/>; John Hennessy, "Sit-In Corner: July 1960," *Fredericksburg Remembered*, July 30, 2021, <https://fredericksburghistory.wordpress.com/2021/07/30/sit-in-corner-july-1960/>.

⁶⁹ The Virginia Cultural Resources Information System includes a post-1945 medical arts building in Winchester, a 1929 building in Roanoke, a 1922 medical arts building in Richmond, a 1914 building in Norfolk, and a 1950 building in Buena Vista.

⁷⁰ Ashley M. Neville and Sarah Meacham, "Medical Arts Building," National Register nomination, on file at the Department of Historic Resources, Richmond, Virginia, and at www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/121-0223_Medical_Arts_Building_2002_Final_Nomination.pdf.

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Marcellus Wright & Son appears to be no longer extant.⁷¹ Built in 1967, Fredericksburg's former Pratt Clinic at 1701 Fall Hill Avenue is a two-story, International Style building built into an embankment. The façade has a distinctive two-story tower perforated with small, square openings filled with glass blocks alongside a glass curtain wall and a covered walkway with thick columns that may not be original to the building. The building otherwise is clad with stretcher bond brick veneer and has replacement sash and doors. A covered patio is at the north end of the building. The building currently houses the Fredericksburg Regional Chamber of Commerce, a home healthcare staffing agency, and corporate offices. Parking lots with landscaping are located along the building's south, west, and north sides, while the historic Rappahannock canal extends along its east (rear) elevation.

Doctors' Building at 2501 Fall Hill Avenue

Based on entries in Fredericksburg city directories, the property at 2501 Fall Hill Avenue was residential in use until 1959, when it was advertised as Dr. Walter H. Johnson's medical office. As noted above, the 1958 Fredericksburg Land Book shows the building's footprint and associated parking lot as they appear today, but local building permits and historic aerial photography place its construction after 1963. An advertisement for rental space that appeared in the January 25, 1966, issue of *The Free Lance-Star* local newspaper included Dr. Paul Nutter as the contact person. Very little information about Johnson has been located and city directories after 1959 do not place him at the 2501 Fall Hill Avenue building. According to his 2003 obituary, Nutter, a native of West Virginia who attended the Medical College of Virginia in Richmond, arrived in Fredericksburg to establish a practice with Dr. John Pratt at Mary Washington Hospital when it still was located on Sophia Street. Following Pratt's death, Nutter became one of the founding doctors of the newly established Pratt Clinic in 1937. Dr. Nutter later opened an independent medical practice, where he specialized in surgery and also offered care in the fields of obstetrics and family as well as epidemic prevention.⁷² Based on anecdotal evidence from later city directories, however, it appears that the office building always has served as doctors' and dentists' offices, a function it continued into the early twenty-first century. During the 2010s, alternative uses for some of the office spaces began to be proposed. A special use permit for a retail space in the building was approved by the City of Fredericksburg in 2013. More recent real estate advertisements and city directory listings indicate that doctors and dentists continue to occupy spaces in the building, but also note that it is in the Creative Maker Zoning District established by the City in its current comprehensive plan.

Despite the lack of information about the building's history, sufficient evidence exists to establish that the Doctors' Building was constructed after 1963, a few years after completion of the Medical Arts Building at 2301 Fall Hill Avenue was built. Its design complements the other Modern Movement architectural resources in the district, thus illustrating its association with the significant historic trends underway in the district during the mid-twentieth century and adding to the district's overall cohesion and visual continuity.

⁷¹ Marcellus Wright & Son, "Hampton Medical Arts Building," *Virginia Record: The Virginia Architect Section* (May 1959, Vol. 81, No. 5), p. 14.

⁷²

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Changes in the Historic District since 1971

Mary Washington Hospital restructured ownership in 1974 and Mary Washington Hospital Association, Inc., became the Mary Washington Hospital, Inc., A Board of Trustees was appointed, and longtime hospital administrator Harry C. Bach became president of the Board.⁷³ Following Bach's retirement in 1981, a second reorganization process began in 1982-1983, when a nonprofit holding company, MWH MediCorp, Inc., was formed, to strengthen the hospital's financial and operating position. Five subsidiaries were created, including Mary Washington Hospital and Mary Washington Hospital Foundation. The second reorganization marked the last major phase of provision of healthcare services for the hospital while at its Fall Hill Avenue location. The types of treatment centers and range of options that have come to typify patients' current standards and expectations began during the 1980s and have expanded regularly since then. In 1984, the Foundation launched a fundraising effort to build a new cancer treatment center in Spotsylvania County.⁷⁴ Extended care and outpatient health services were placed under the purview of MediCorp Health Services, while an outpatient surgery center opened in 1986 as a joint venture with a group of hospital physicians. Additional centers were opened in the wider region. A home healthcare service, hospital ministry, child care center, and substance disorder treatment center also were established during the 1980s.⁷⁵

In 1993, Mary Washington Hospital relocated to a new hospital complex northwest of downtown Fredericksburg a short distance from U.S. Route 1. Now operating as part of the Mary Washington Healthcare corporate entity, the hospital complex has grown steadily and numerous buildings housing affiliated private practices also have been constructed in the area. Mary Washington Healthcare continues to operate numerous specialty care centers as well. After Mary Washington Hospital relocated from its Fall Hill Avenue building, the Fredericksburg Free Clinic, operated by the Fredericksburg Area Regional Health Council, Inc., began offering free healthcare two evenings per week in the Amy Guest Wing. Over time, the organization expanded and today provides free comprehensive health care to low-income, uninsured and underserved adults in the Fredericksburg region.⁷⁶ In 1993, the clinic was named for Dr. Lloyd F. Moss (1915-2006), a Fredericksburg native who began his private practice at the Pratt Clinic in 1948. After retiring from his private practice, he treated patients at the Free Clinic until age 85 and, in 1994, received the Medical Society of Virginia's Distinguished Physician Award for Community Service.⁷⁷ The free clinic, too, has relocated to the complex northwest of downtown.

⁷³ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 68.

⁷⁴ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 74-75.

⁷⁵ Edward Alvey Jr., *90 Years of Caring: Mary Washington Hospital, 1899-1989* (Charlottesville: Moran & Company, 1989), p. 74-79.

⁷⁶ "About Us, Our History," Lloyd F. Moss Free Clinic, Fredericksburg, <https://mossfreeclinic.org/our-clinic/>.

⁷⁷ "Dr. Floyd Fick Moss Sr.," obituary, *Richmond Times Dispatch*, as seen at <https://www.legacy.com/us/obituaries/timesdispatch/name/lloyd-moss-obituary?id=5409452>.

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At the former hospital building, renovations were undertaken as needed as new functions were found for the building. The Fredericksburg Chamber of Commerce occupied the building for a lengthy period before moving to its current location. Currently, the Fredericksburg Public Defender's Office occupies a portion of the building, while Mary Washington Healthcare still conducts administrative functions, including human resources and a call center known as Health Link, at the 2300 Fall Hill Avenue building.

The Medical Arts Building at 2301 Fall Hill Avenue continues its healthcare function. Still owned by Mary Washington Healthcare, it now is known as the Life Support Training Center. Courses for healthcare providers and community members are offered routinely, as are outpatient nutrition counseling services.⁷⁸

In 2007, PNC bank acquired the 142-year-old National Bank of Fredericksburg along with multiple other small, regional banks in the mid-Atlantic region. In 2015, the 1820 Federal style bank in downtown Fredericksburg closed its doors and was sold to be adapted for a new use.⁷⁹ The noncontributing building at 2401-2403 Fall Hill Avenue remained a PNC bank location for several more years and, while still bearing PNC signage, is currently vacant.

⁷⁸ "Life Support Training Center," Mary Washington Healthcare, <https://www.marywashingtonhealthcare.com/locations/mary-washington-healthcare-life-support-training/>; "Nutrition Counseling and Support," Mary Washington Healthcare, <https://www.marywashingtonhealthcare.com/our-services/cancer-care/patient-support-services/nutrition-counseling-for-cancer-treatment/>.

⁷⁹ "PNC Bank, History," US Bank Locations, no date, <https://www.usbanklocations.com/pnc-bank-history.shtml>; "Historic Bank Closes its Doors in Downtown Fredericksburg," Fredericksburg Today, June 15, 2015, <https://www.fredericksburg.today/2015/06/15/historic-bank-closes-its-doors-downtown-fredericksburg/>.

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Previous documentation on file (NPS):

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

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☒ University
☐ Other
Name of repository: University of Mary Washington, Fredericksburg; Virginia
Department of Historic Resources

Historic Resources Survey Number (if assigned): DHR # 111-5496

10. Geographical Data

Acreage of Property 9.52

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.314483 Longitude: -77.474720

2. Latitude: 38.314466 Longitude: -77.469592

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3. Latitude: 38.310661 Longitude: -77.469463

4. Latitude: 38.310694 Longitude: -77.474752

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The 9.52-acre Fall Hill Avenue Medical Historic District is situated along Fall Hill Avenue with the majority of the resources situated along the northeastern side of the street. The district boundary follows the parcel lines of the district's resources and Fall Hill Avenue. The true and correct historic boundary of the Fall Hill Avenue Medical Historic District is shown on the attached scaled Location Map and Sketch Map, which has a bar scale of 1" = 188'.

Boundary Justification (Explain why the boundaries were selected.)

The historic boundary of the Fall Hill Avenue Medical Historic District encompasses the compact and identifiable collection of historic medical resources with a common period of significance and historic context. The boundary includes the entire parcel for each building within the district, including the parking lots historically associated with each resource because they are part of the district's setting. The parking lot associated with 2501 Fall Hill Avenue, however, is not included because its construction date is not known. All of the known resources historically associated with the Old Mary Washington Hospital and medical development along Fall Hill Avenue have been included in the historic boundary.

11. Form Prepared By

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date: November 20, 2024

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Fall Hill Avenue Medical Historic District

City or Vicinity: Fredericksburg

County: N/A

State: VA

Photographer: Marcus Pollard

Date Photographed: 1/12/24

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo Number of 12	Description	Camera Direction	Date	Photographer
1	View toward the Old Mary Washington Hospital from the parking lot across the street	SW	1/12/24	MP
2	View toward the Old Mary Washington Hospital from Washington Avenue	NE	1/12/24	MP
3	View toward the Old Mary Washington Hospital from the intersection of Hunter Street and Fall Hill Avenue	W	1/12/24	MP

Fall Hill Avenue Medical Historic District

Name of Property

City of Fredericksburg, VA

County and State

Photo Number of 12	Description	Camera Direction	Date	Photographer
4	View down Fall Hill Avenue towards 2301 Fall Hill Avenue	NW	1/12/24	MP
5	View at the intersection of Washington Avenue, Fall Hill Avenue, and Germania Street down Fall Hill Avenue toward noncontributing building at 2403 Fall Hill Avenue with 2501 Fall Hill Avenue at left background	NW	1/12/24	MP
6	View from Fall Hill Avenue toward noncontributing building at 2403 Fall Hill Avenue	E	1/12/24	MP
7	View toward 2501 Fall Hill Avenue at the intersection of Fall Hill Avenue and Progress Street	NE	1/12/24	MP
8	View toward 2501 Fall Hill Avenue	E	1/12/24	MP
9	Overall view of the district/view down Fall Hill Avenue toward 2501 and 2403 Fall Hill Avenue	SE	1/12/24	MP
10	Overall view of the district from Fall Hill Avenue near Bridgewater Street	SE	1/12/24	MP
11	Overall view of the district from the intersection of Fall Hill Avenue and Route 1/Emancipation Highway	SE	1/12/24	MP
12	Overall view of the district from the intersection of Fall Hill Avenue and Progress Street/view toward the hospital at 2300 Fall Hill Avenue with 2403 Fall Hill Avenue in the foreground.	SE	1/12/24	MP
13	View of 2301 Fall Hill Avenue	SE	1/12/24	MP
14	View of 2401 Fall Hill Avenue	S	1/12/24	MP

Historic Images Log

Figure No.	Caption
1	July 1919 Sanborn Fire Insurance Map showing development along the east side of Fall Hill Avenue and a vacant field along the west side [arrows indicate future locations of the three contributing buildings on the east side of Fall Hill Avenue (Library of Congress Geography and Map Division, Washington, D.C., http://hdl.loc.gov/loc.gmd/g3884fm.g3884fm_g090211919).
2	1958 Land Book of Fredericksburg Blocks 163-17 and 163-18 [arrow indicates the location of the Medical Arts Building] (Source: (Source: https://resources.umwhisp.org/Fredericksburg/plats/1958landbook.htm).

Fall Hill Avenue Medical Historic District

Name of Property

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Figure No.	Caption
3	1958 Land Book of Fredericksburg Book Blocks 157-15 and 157-16 [arrow indicates the location of the c. 1958 doctors' office] (Source: https://resources.umwhisp.org/Fredericksburg/plats/1958landbook.htm).
4	Location of Mary Washington Hospital as depicted on 1958 Land Book of Fredericksburg Blocks 154J-154K (Source: https://resources.umwhisp.org/Fredericksburg/plats/1958landbook.htm).
5	Photo of Mary Washington Hospital under construction. At image right, the framing shows the distinctive stepped massing of the first, second, and third stories (Richmond Times Dispatch, January 1, 1950, p. 28).
6	Advertisement by the Massaponax Asphalt Paving Company, Inc. with a view of the newly completed building (<i>The Free Lance-Star</i> , February 17, 1951, p. 21).
7	Advertisement by the Economy Cast Stone Company with a view of the newly completed building (<i>The Free Lance-Star</i> , February 17, 1951, p. 21).
8	Brochure commemorating opening of Mary Washington Hospital's new building in 1951. The original building's distinctive stepped upper stories are at image left (Image reproduced in Edward Alvey Jr., 90 Years of Caring: Mary Washington Hospital, 1899-1989 (Charlottesville: Moran & Company 1989), p. 62).
9	1959 View of Mary Washington Hospital, 2300 Fall Hill Avenue (Virginia Record: The Virginia Architect Section (May 1959, Vol. 81, No. 5), p. 27).
10	The intersecting planes and massings of the Richmond Eye Hospital are characteristic of mid-20th century hospital designs by Ballou and Justice (Virginia Record: The Virginia Architect Section (May 1959, Vol. 81, No. 5), p. 26).

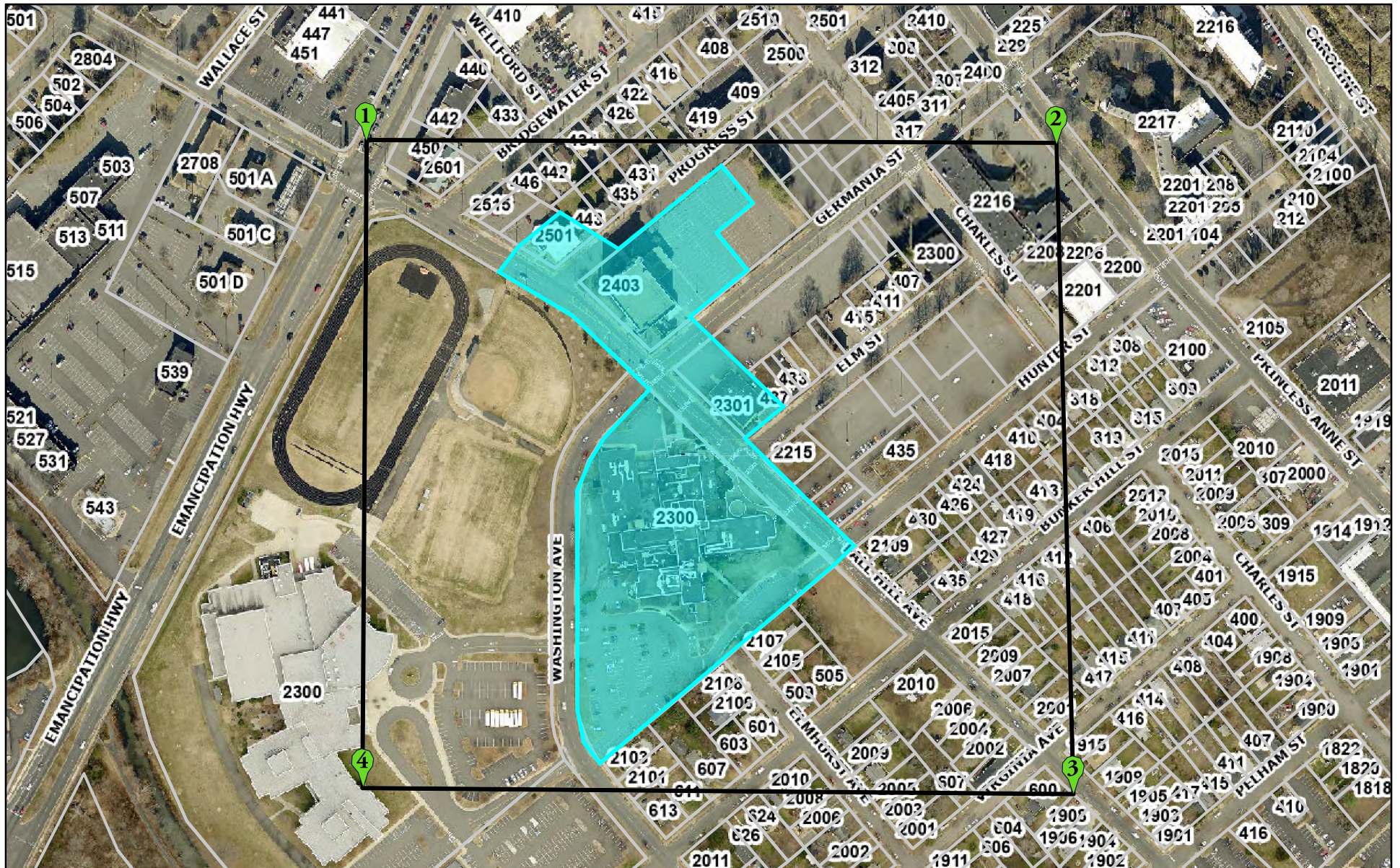
Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Fall Hill Avenue Medical Historic District (111-5496)

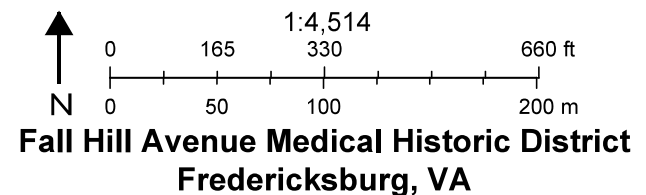


February 23, 2024

- City Boundary
- = Historic District Boundary
- = Parcel Boundaries

Location Map

- | | |
|---|---|
| 1) Latitude: 38.314483
Longitude: -77.474720 | 2) Latitude: 38.314466
Longitude: -77.469592 |
| 3) Latitude: 38.310661
Longitude: -77.469463 | 4) Latitude: 38.310694
Longitude: -77.474752 |



FredGIS: Fredericksburg, VA - Timmons Group Web LoGI Stics



Legend

Sketch Map (111-5496)

OVERVIEW

Fall Hill Avenue Medical
Historic District

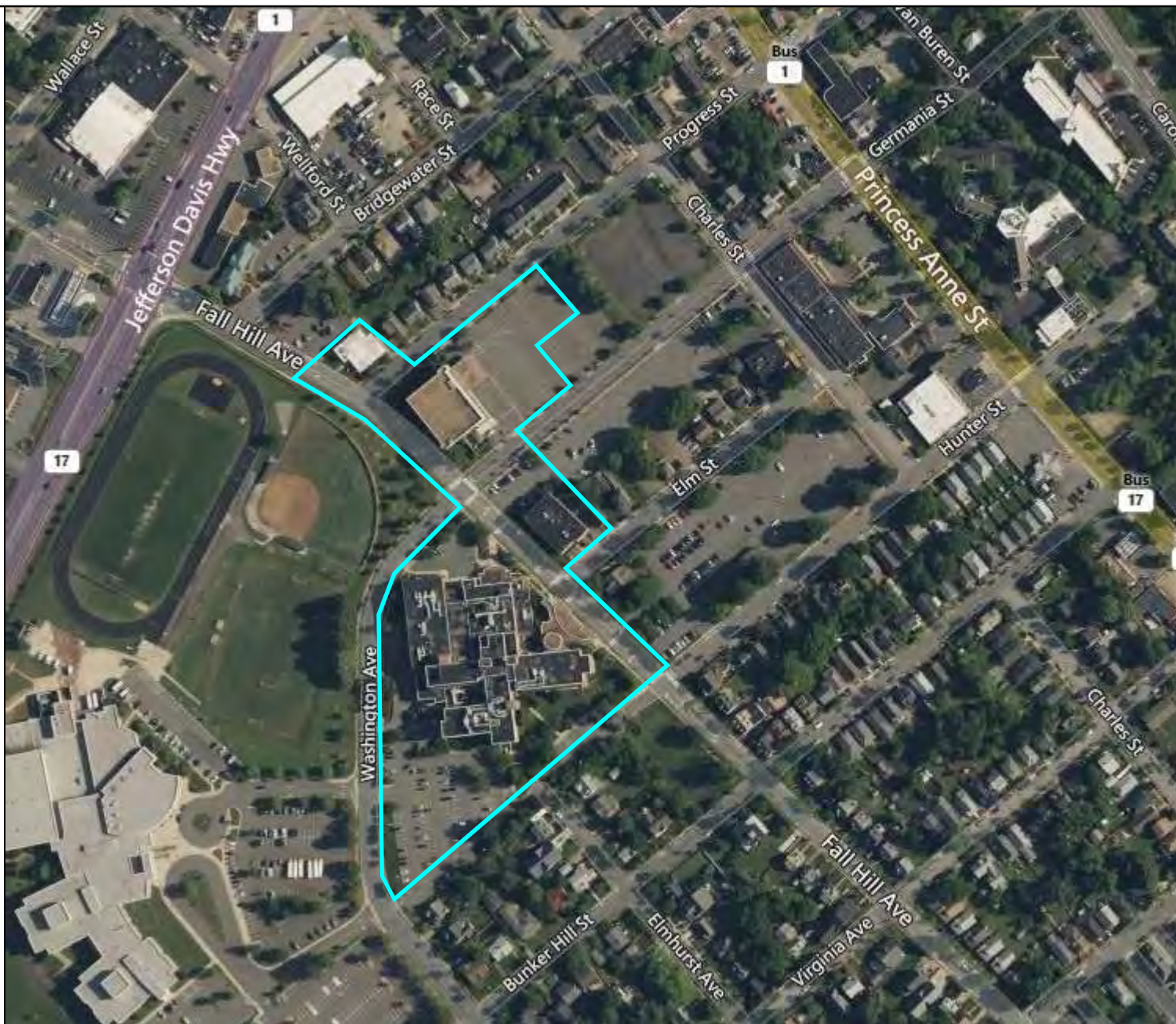
Fredericksburg, VA

 = Historic District Boundary



Feet

0 100 200 300 400
1:4,514 / 1"=376 Feet



Title: Fall Hill Avenue Medical Historic District | Sketch Map (111-5496)

Date: 8/13/2024

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Legend

Sketch Map (111-5496)

Section 1 at 200'

Fall Hill Avenue Medical
Historic District

Fredericksburg, VA

 = Historic District Boundary

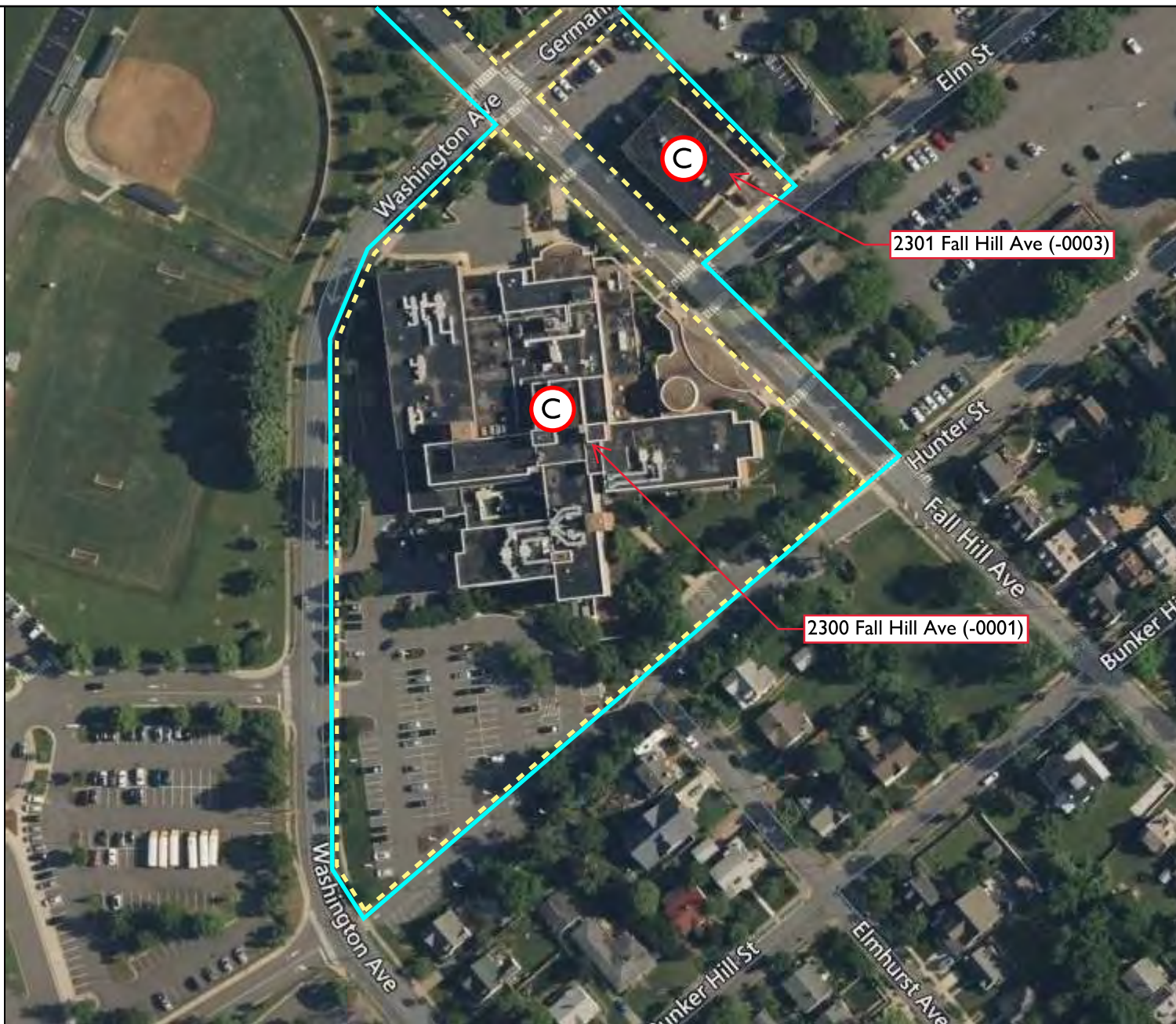
 = Parcel Boundaries

 = Contributing



Feet

0 50 100 150 200
1:2,257 / 1"=188 Feet



Title: Fall Hill Avenue Medical Historic District | Sketch Map (111-5496)

Date: 8/13/2024

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Legend

Sketch Map (111-5496)

Section 2 at 200'

Fall Hill Avenue Medical
Historic District

Fredericksburg, VA

 = Historic District Boundary

 = Parcel Boundaries

 = Contributing

 = Noncontributing



Feet

0 50 100 150 200
1:2,257 / 1"=188 Feet



Title: Fall Hill Avenue Medical Historic District | Sketch Map (111-5496)

Date: 8/13/2024

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Fall Hill Avenue Medical Historic District

Photo Key (111-5496)

Fall Hill Avenue, Fredericksburg, VA

 = Historic District Boundary

 = Photo Location and View

