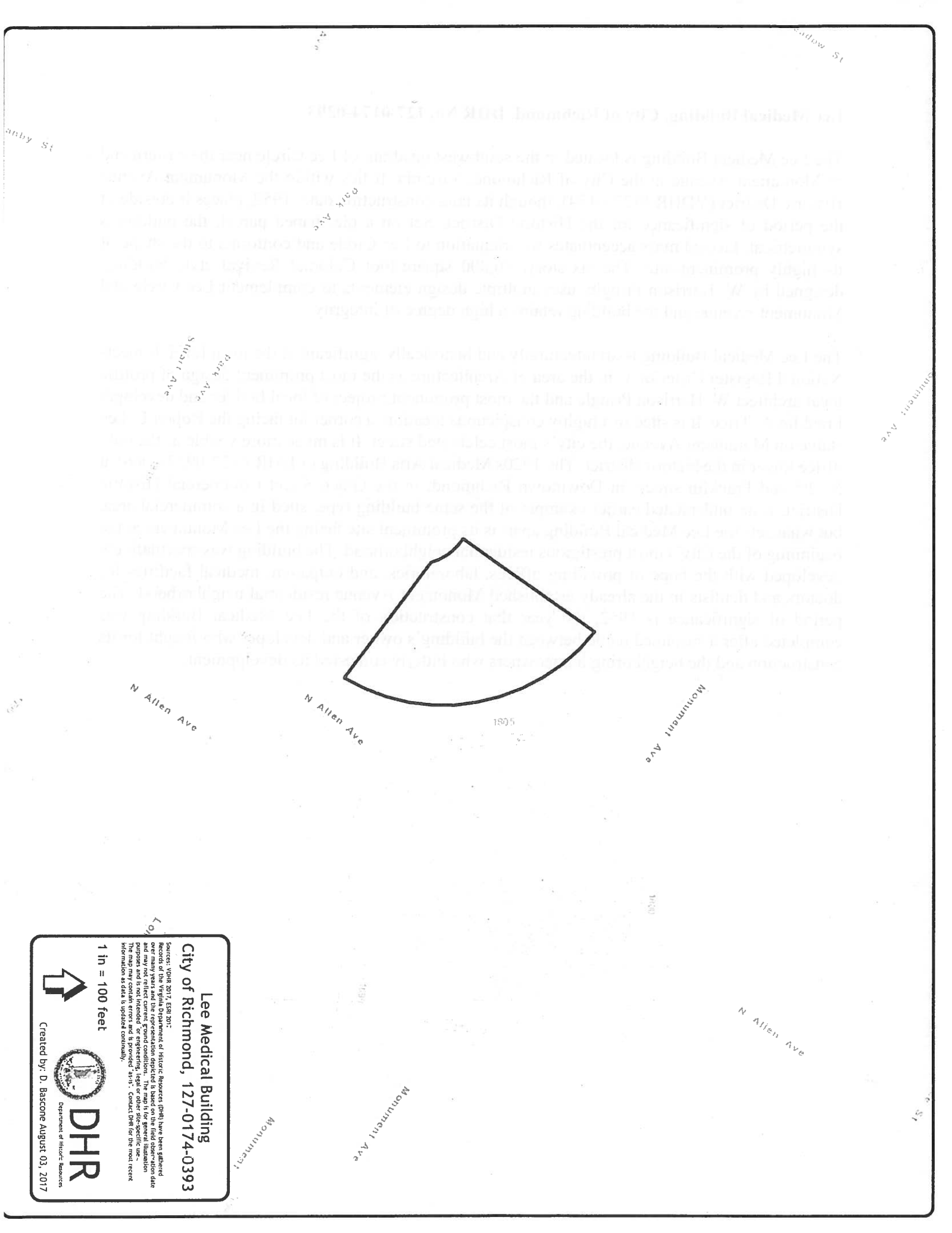


Lee Medical Building, City of Richmond, DHR No. 127-0174-0393

The Lee Medical Building is located in the southwest quadrant of Lee Circle near the eastern end of Monument Avenue in the City of Richmond, Virginia. It lies within the Monument Avenue Historic District (VDHR #127-0174), though its later construction date, 1952, places it outside of the period of significance for the Historic District. Set on a pie-shaped parcel, the building's symmetrical, faceted mass accentuates its orientation to Lee Circle and conforms to the shape of its highly prominent site. The six-story, 40,000 square-foot Colonial Revival style building, designed by W. Harrison Pringle, uses multiple design elements to complement Lee Circle and Monument Avenue and the building retains a high degree of integrity.

The Lee Medical Building is architecturally and historically significant at the local level. It meets National Register Criterion C in the area of Architecture as the most prominent design of prolific local architect W. Harrison Pringle and the most prominent project of local builder and developer Franklin A. Trice. It is sited in a highly conspicuous location, a corner lot facing the Robert E. Lee statue on Monument Avenue, the city's most celebrated street. It is made more visible as the only office tower in the historic district. The 1920s Medical Arts Building (VDHR #127-0957-0066) at N. 2nd and Franklin streets in Downtown Richmond, in the Grace Street Commercial Historic District, is an understated earlier example of the same building type, sited in a commercial area, but what sets the Lee Medical Building apart is its prominent site facing the Lee Monument at the beginning of the City's most prestigious residential neighborhood. The building was speculatively developed with the hope of providing offices, laboratories, and outpatient medical facilities for doctors and dentists in the already established Monument Avenue residential neighborhood. The period of significance is 1952, the year that construction of the Lee Medical Building was completed after a sustained battle between the building's owner and developer who fought for its construction and the neighboring homeowners who bitterly contested its development.





Lee Medical Building
 127-0174-0393

1805

1 in = 100 feet

City of Richmond, 127-0174-0393

Sources: VDR 2017, ESR 2017.
 Records of the Virginia Department of Historic Resources (DHR) have been gathered
 and may not reflect current ground conditions. The map is for general illustration
 purposes and is not intended for engineering, legal or other site-specific use.
 The map may contain errors and is provided "as-is". Conduct DHR for the most recent
 information as data is updated continually.

DHR
 Department of Historic Resources

Created by: D. Bascome August 03, 2017

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 Property

Historic name: Lee Medical Building

Other names/site number: 127-0174-0393

Name of related multiple property listing: _____

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

2. Location

Street & number: 1805 Monument Avenue

City or town: Richmond State: VA County: _____

Not For Publication: Vicinity:

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 X C ___ D

<p>_____ Signature of certifying official/Title: <u>Virginia Department of Historic Resources</u> State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
--	-------------------------------

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>State or Federal agency/bureau or Tribal Government</p>

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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>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</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: medical business/office

Current Functions

(Enter categories from instructions.)

HEALTH CARE: medical business/office

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE: limestone

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 Lee Medical Building is located in the southwest quadrant of Lee Circle near the eastern end of Monument Avenue in the City of Richmond, Virginia. It lies within the Monument Avenue Historic District (VDHR #127-0174), though its later construction date, 1952, places it outside of the period of significance for the Historic District. Set on a pie-shaped parcel, the building's symmetrical, faceted mass accentuates its orientation to Lee Circle and conforms to the shape of its highly prominent site. The six-story, 40,000 square-foot Colonial Revival style building, designed by W. Harrison Pringle, uses multiple design elements to complement Lee Circle and Monument Avenue and the building retains a high degree of integrity.

Narrative Description

Setting

The building sits on a pie-shaped parcel in the southwest quadrant of Monument Avenue and N. Allen Avenue. The intersection is named Lee Circle for the large roundabout and the equestrian statue of Robert E. Lee set on it; this is the oldest and most prominent of the monuments in the historic district. The building's faceted footprint is adapted to the shape of the parcel. A rounded drop-off extends from Monument and N. Allen avenues. The drive is paved in Belgian blocks and is defined by a molded stone curb, planting bed, and low brick walls. A planting bed extends along the north and east elevations which is then fronted by small yards. A small parking area is located in the rear of the building and at the east yard. There are no outbuildings or secondary

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resources. The only other structures on the property are a fenced in cooling tower on grade at the rear of the building. Neither the pressure-treated wood fence nor the cooling tower are historic.

Exterior

The Lee Medical Building is a six-story, two-wing, truncated V-shaped, brick and limestone office building designed with Colonial and Neoclassical Revival stylistic influences. The building retains a high degree of integrity with minimal alterations from its original construction in 1952. The main entrance to the office building is centered on the truncated point of the V facing the Robert E. Lee Monument. Symmetrical brick wings extend out from the truncated V for approximately 60 feet along Monument and N. Allen avenues. A flat roof, hidden by parapet walls, covers the building. The roof is pierced by a brick elevator penthouse and stair enclosure. The brick on the north, northeast, and east elevations is laid in a Flemish bond, while it is laid in a six-course American bond on the rear elevations.

The importance of the truncated V façade as the primary entry and as the elevation facing Lee Monument is reflected in its ornamentation. Above the limestone base forming the first floor, limestone Tuscan pilasters rise three stories to support a full entablature whose frieze is punctuated by dogwood blossoms lending the appearance of an engaged temple front. The building continues to rise two additional stories above the entablature. Clearly dividing the fifth and sixth floors is a limestone ramped parapet with a centered shield bearing the medical Caduceus of Mercury and dental Rod of Asclepius emblems. The parapet wall of the façade is capped by a limestone, bullnose cornice and molded stringcourse. Below this element, are aluminum panels, with an X-pattern and centered four-point star, above each window. Dogwood blossom medallions adorn the brick panels between each of the flag panels.

The primary entrance is at ground level, centered on the five-bay façade. A vaulted awning protects the non-historic double-glazed aluminum doors which are approached by the curved drive. Paired cast bronze plaques illuminated by carriage lamps sit on either side of the entry and announce the building's name and address. The windows on the ground floor have muntins that form a Roman lattice which complements the X-patterned panels at the top of the façade. The first floor is clad in rusticated limestone capped by a decorative stylized helix and acanthus leaf band with centered rosettes of a dogwood blossom. Between the pilasters on the second, third, and fourth floors are six-over-six double-hung aluminum windows with varying limestone ornamentation becoming less ornate the higher on the wall and the farther from the center. Ornamentation includes denticulated pediments, denticulated crowns, eared window architraves, and window architraves. Limestone panels punctuate the area between the third and fourth floors. The windows on the upper two floors have the least adornment, though those at the top level are accented by vertical bands of brick in a stretcher bond and are capped by aluminum panels with an X design. Across the top of the parapet wall is a bullnose limestone cap below which is a band with circle ornamentation, reflecting the rosettes below it.

While this façade is the most ornate on the building, elements continue on the north and east elevations. To mark the change, the first bay of these elevations is recessed slightly. The line of the full entablature and ramped parapet continues on these elevations with a simplified cornice

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and string course. The six-over-six double-hung aluminum windows lack the adornment on the façade though the top floor windows have the vertical band of bricks in a stretcher bond, a plain panel below and the stylized panel above a second string course.

The rear elevations of the V shaped building have no ornamentation. The brick walls are punctuated by the windows on brick sills. A tower rises above the roof line at the juncture of the V. There are two entrances in the back consisting of single solid doors.

Interior

Visitors to the Lee Medical Building enter a lobby from the main entrance. The lobby is embellished with a rose-colored terrazzo floor banded with black marble, walls of gray marble and a black base and cap, Tuscan pilasters, and coffered plaster ceilings. Two elevators face the entrance. The fronts of the elevators are brass with rounded brass jambs and the doors are embossed with the emblems of the medical and dental professions. From the lobby, is direct access to one doctor's office and hallways which lead down the wings of the building.

The roughly symmetrical plans for each floor are closely identical, with the exception of the first floor having the entry and larger lobby. Centered on each of the floors are the elevator lobby, a service stair, and restroom. A second stair is located adjacent to the lobby. The stairs are steel and concrete with cast iron railings. The bathrooms feature black and white tiled walls and floors, and porcelain pedestal sinks and commodes.

Extending from the lobby on each floor are double-loaded corridors centered in the two wings that parallel Monument and N. Allen avenues. These corridors open to medical and dental office suites, which have been designed and renovated since the 1950s for a series of tenants. Historic details remaining in the interior are plaster walls, molded chair rails, flat plaster ceilings in many areas, flushed panel steel doors with prismatic glass lights and molded steel frames. The basement has a small maintenance office, storage, and the boiler room.

Integrity

While interior alterations have been made to suit changes in tenants and their needs, the Lee Medical Building retains a high degree of historical integrity. The exterior ornamentation, complementing its setting along Monument Avenue and Lee Circle, remains intact. This includes traditional Colonial Revival and Neoclassical Revival elements such as window surrounds, entablatures, cornices, and pilasters. Additional specific details of interest include various dogwood blossoms, limestone panels, and stylized panels with an X-pattern.

Additionally, many of unique interior features, materials, and elements remain. These include plaster walls, the terrazzo and marble floor within the entry lobby, windows, brass mail drops and letter boxes, elevator door details, some radiators, some doors, the stairs, and restroom tiles, sinks, and fixtures.

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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.)

ARCHITECTURE

Period of Significance
1952

Significant Dates
1952

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Frederick A. Trice, Owner and Contractor
W. Harrison Pringle, Architect

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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.)

The Lee Medical Building at 1805 Monument Avenue in Richmond, Virginia is architecturally and historically significant at the local level. It meets National Register Criterion C as the most prominent design of prolific local architect W. Harrison Pringle and the most prominent project of local builder and developer Franklin A. Trice. It is sited in a highly conspicuous location, a corner lot facing the Robert E. Lee statue on Monument Avenue, the city's most celebrated street. It is made more visible as the only office tower in the historic district. The 1920s Medical Arts Building (VDHR #127-0957-0066) at N. 2nd and Franklin streets in Downtown Richmond, in the Grace Street Commercial Historic District, is an understated earlier example of the same building type, sited in a commercial area, but what sets the Lee Medical Building apart is its prominent site facing the Lee Monument at the beginning of the City's most prestigious residential neighborhood. The building was speculatively developed with the hope of providing offices, laboratories, and outpatient medical facilities for doctors and dentists in the already established Monument Avenue residential neighborhood. The Period of Significance is 1952, the year that construction of the Lee Medical Building was completed after a sustained battle between the building's owner and developer who fought for its construction and the neighboring homeowners who bitterly contested its development.

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

Historical Background

The Lee Medical Building was constructed on a pie-shaped parcel in the southwest quadrant of the intersection of Monument and N. Allen avenues in 1952. However, the building's history is inextricably tied to earlier development of the neighborhood. Monument Avenue was born with the 1887 decision to place the planned monument honoring Gen. Robert E. Lee in a field west of city limits on property of William C. Allen. Fitzhugh Lee, Virginia's governor and president of the Lee Monument Association, argued that placement of the monument here would lead to the development of Richmond's West End, which was sure to eventually be annexed leading to increased revenue for the City of Richmond.¹ Lee Monument was visualized as a grand equestrian statue surrounded by a circular park at the intersection of two boulevard avenues. The tree-lined medians of both Allen and Monument avenues centered on Lee Monument.

With the sale of land dedicated for the monument, the remainder of Allen's estate was divided into marketable residential lots and a Richmond Times-Dispatch article predicted that "the celerity with which houses will rise about Lee Circle will be a wonder and a delight".² Despite the hopes of Monument Avenue's first speculators and the city leaders who agreed to grade the streets and extend city services west of Lombardy Street, the Panic of 1893 chilled development. Monument Avenue didn't receive curbs and gutters until 1901, which prompted construction of

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the first house in 1903 in the 1600 block of the Avenue. Monument Avenue's paving blocks were installed starting in 1908, the year after the Stuart and Davis Monuments were also unveiled.

Monument Avenue was speculatively developed at the large and small scale; at the level of the neighborhood blocks and at the level of individual and groups of houses. This method of development transitioned from town houses and single dwellings to apartment buildings and continued into the 1920s. As noted by author Kathy Edwards, "Such haphazard development of the very lots that should be complementing the avenue's premier monument reflects Monument Avenue's origin as a collection of speculative real estate ventures".³ The scale and cost of buildings along Monument Avenue induced slower development compared to nearby streets and it became "a showcase for builders and designers".⁴

With the guidance of the C. P. E. Burgwyn, city engineer and consulting engineer to the Lee Monument Association, the quadrants around Lee Circle were plotted as fan-shaped quadrants divided into five lots each. The apparent intention of this plan "was to have buildings constructed on these lots participate visually in the public space surrounding the monument—to naturalize and reinforce, by their orientation, the universality of sentiment and patriotic feeling for Lee and the Lost Cause".⁵

The irregularity of the lots' shapes, however, would delay their development. Construction in the southeast quadrant took place in 1908 and 1910 with the erection of three dwellings at 413 N. Allen Avenue (VDHR #127-0174-0014) and 1637 and 1643 Monument Avenue (VDHR #127-0174-0389 and 127-0174-0390, respectively). It was not until the 1920s that construction took place in the northwest quadrant. The five parcels were combined for the erection of two larger dwellings, 1800 and 1808 Monument Avenue (VDHR #127-0174-0392 and 127-0174-0394, respectively). Because of the combination of parcels to serve as yards in both the southeast and northwest quadrants, none of the dwellings are on axis with the Lee Monument. The northeast quadrant was never built upon and now serves as a parking lot for the Shenandoah Apartment building.

During World War I, the southwest quadrant, where the Lee Medical Building would later be built, was planted in tobacco as part of an exhibition of the state's top cash crop. For decades the Lee Medical Building lots were simply defined by a low hedge.⁶ This quadrant would not be developed until the 1950s by Franklin A. Trice, a successful builder and developer, who was part of a decades-long tradition of speculative development in the city and on its most hallowed street. Trice was able to see the needs of the community and fulfill them.

While the majority of construction along Monument Avenue was complete by World War II, speculative development continued in the City of Richmond with the rapid rise in home, industrial, and commercial construction.⁷ Following the war, there was a great need for additional space devoted to health care.

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In mid-twentieth century America, changes were evident in the nation's health care system beginning in the 1930s with rise in the insurance industry.⁸ After World War II, the aim was to make medical advances more widely available. Advances in both medical science and care were made and the workforce in the field expanded and became more specialized to include "laboratory technicians, therapists, widening roles for nurses, and increasing specialization among physicians".⁹ With these changes, and Richmond's increased population at the time, there was a shortage of office space which made it "impossible for several doctors released from the armed forces to resume their profession here".¹⁰ What little office space was available was quickly taken. By 1950, medical offices were "more or less packed into the congested West End era of old dwellings".¹¹

Though his background was in residential speculative development, Trice saw opportunity to build an office tower especially designed for the convenience of doctors, dentists, and their patients realizing that many of the professionals and patients would be from the wealthy neighborhood. Lee Circle appeared to be an ideal location. Monument Avenue's prestige had dulled slightly with an economic downturn and the city's westward expansion. There had been very little new construction on Monument Avenue after the Great Depression and many grand houses had been converted to apartments, boarding houses, or served as individual doctor's offices.¹² The nearest comprehensive medical facility was the Stuart Circle Hospital constructed in 1913, by 1930 it was the largest privately owned hospital in Richmond.¹³ The Lee Medical Building property was located in an area of the city zoned "F", a Multiple-Family Dwelling District; the zoning was updated to allow for office buildings and in 1950 Trice acquired the property for the purposes of "erecting a building for offices for doctors and dentists".¹⁴

Trice planned medical suites that would accommodate receptionists, waiting rooms, operating rooms, recovery rooms, and laboratories. Trice chose a veteran architect, W. Harrison Pringle to design the Lee Medical Building. Pringle designed a five-story Colonial Revival office building with a Neoclassical inspired temple façade to blend with the grandeur of Monument Avenue. The proposal for the office building was met with civic outrage over the proposed size and function. An April 6, 1950 Richmond Times-Dispatch article described the project's opponents as "Slashing the air with metaphors...to protest [the] proposal".¹⁵ One attendee at a Board of Zoning Appeals hearing claimed that, "...in our cities today we have very little beauty. Richmond and Virginia do have Gen. Lee. Please let him stand serene and beautiful there as he has for so many years".¹⁶

Trice's initial building permit was denied because of inadequate setbacks from the streets and sidewalks. To accommodate the appropriate setbacks and maintain the original amount of space, Pringle added a sixth story to the building while condensing its footprint. In addition to this adjustment, when Trice returned to the city for the building permit he proposed to lease part of the first floor to a pharmacy and soda fountain. This was a use not permitted by zoning but clearly desirable to Trice's future tenants. The neighborhood continued its vehement protests, as reported by the Times-Dispatch. One resident "called it a 'guise' and a 'subterfuge' to infiltrate the section with commercialism when residents had purchased homes there in the behalf [sic] it was 'a select and restricted' residential area".¹⁷ They were worried that "Lee's Circle with a soda

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fountain would become a haven for ‘teen-agers and bobby-soxers’” who “would be hanging out up and down the street-some on roller skates-creating racket and scattering trash until homeowners would be ruined”.¹⁸ Despite a several-year-long effort, including repeated appeals and a court hearing, Trice was never able to overturn the City’s denial of his pharmacy proposal though he was able to build the office building.

Even without a pharmacy, a year after it opened a corporation formed by a group of local physicians purchased the Lee Medical Building for \$750,000. The physicians were expecting to move their offices into the new building; because of the large size of the building and unleased space, existing tenants would not be displaced.¹⁹ By 1960, there were approximately 60 active medical professionals in the building including physicians, dentists, ophthalmologists, plastic surgeons, and psychiatrists.²⁰ The Lee Medical Building continues to serve its original purpose, though doctors’ increasing need for space rendered the medical suites obsolete except for mental health professionals, massage therapists and small practices.

Criterion C: Significance as a prominent project of local builder and developer Franklin A. Trice and as a prominent design by local architect W. Harrison Pringle

The Lee Medical Building sits on a prominent parcel on Lee Circle and was developed by Franklin A. Trice with architect W. Harrison Pringle. King William County native Franklin Trice (1905-1957) had been long known in Richmond for his residential projects. Trice developed successful multifamily housing in popular West End Richmond suburbs. He collaborated frequently with residential developers Muhleman & Kayhoe, whose developments advanced Richmond’s westward expansion. Trice’s garden apartment complexes, Kent Road Village (1942, NRHP, VDHR #127-6514) and Malvern Manor (1946), were FHA-funded developments that excited significant neighborhood protests. Neighbors protested that the presence of apartments would reduce their property values.²¹ The city’s desperate need for housing trumped concerns about loss of neighborhood character.

These early protests prepared Trice for the opposition he faced with construction of an office tower on the majestic Monument Avenue. The Lee Medical Building was to be the first such commercial building situated on the residential boulevard and remained such until five years after its completion. At that time, the only other office building in the Monument Avenue Historic District was built. This was a medical office at 2016 Monument Avenue, just one block west. Unlike both the Lee Medical Building and Stuart Circle Hospital, this newer office building lacks the style, scale, and gravitas on par with other buildings on the Avenue. The Lee Medical Building stands as the last speculatively built office building in the Monument Avenue Historic District constructed at a grand scale.

Trice worked in the same building, 601 E. Franklin Street, as William Harrison Pringle. From Campbell County, Virginia, Pringle (1893-1970) had begun his architectural career by 1917 when he worked as an architectural draftsman for Hallett and Pratt in Richmond. By 1922, Pringle was an architect associated with Muhleman & Kayhoe and was skilled in executing plans for speculative development.²² A 1940 Times-Dispatch newspaper advertisement announcing

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Pringle's association with the City Building Corporation noted that Pringle had designed over 1,400 Richmond homes and he had previously worked as an inspector for the Federal Housing Administration.

Pringle's wide-ranging projects included a handsome Colonial Revival style house at 1633 Monument Avenue (also on Lee Circle, VDHR #127-0174-0386), apartment buildings in the Fan Area Historic District on Kensington Avenue (VDHR #127-0248-1357) and in the Monument Avenue Historic District on Park Avenue (VDHR #127-0174-0730), and houses in Stonewall Court (VDHR #127-6065) in Richmond's post World War II West End suburbs.

In addition to residential designs, Pringle worked on various commercial projects such as office buildings at 7-11 N. 3rd Street (1948, VDHR #127-5420), 507 E. Franklin Street (1927, VDHR 127-6071-0016), and 318-22 E. Grace Street (1930, VDHR #127-0857-0022). These office buildings were on a much smaller scale than the Lee Medical Building. Like many of his contemporaries, Pringle worked in a broad spectrum of styles, including Art Deco (304 E. Grace Street, 1930, VDHR #127-0857-027) and Dutch Colonial (Laburnum Park Historic District, VDHR #127-5895).

The location of the Lee Medical Building within a staunchly southern city on the broad, tree-lined street of mansions and large townhouses owned by prominent Richmonders, is reflected in its design. The city's building codes in the late nineteenth and early twentieth century, at the time of construction for most building along Monument Avenue, were focused on building safety and all buildings had to be constructed of brick or stone. Restrictions on what was built on Monument Avenue were found in the original developers' deed covenants indicating that "only single-family residences could be built, a five-foot setback had to be set aside on at least one side of each house".²³ The clauses would only last for twenty-five years and would end well before construction of the Lee Medical Building, though the requirement for setbacks remained in place.²⁴

Even with these few guidelines, Monument Avenue developed with great compatibility in materials, cornice and rooflines, orientation, and setbacks which "link the blocks together to make a singular statement".²⁵ The buildings represent a range of formal styles of the early twentieth century and were generally constructed of brick, limestone, and stucco. The heights varied from one-story (2016 Monument Avenue) to nine-stories (Stuart Court Apartments at 1600 Monument Avenue), though the vast majority of buildings were two or three stories.

Within this setting, W. Harrison Pringle drew upon his vast experience with the Colonial Revival Style and the Lee Medical Building "represents post-World War II architecture with a classical-commercial flair".²⁶ Given the setting facing the Robert E. Lee statue and amongst the memorials to other southern personalities, Pringle complimented the design of the building with subtle elements reflecting southern ancestry. Its symmetrical, faceted mass accentuates its orientation to Lee Circle and conforms to the shape of its highly prominent site.

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The most striking aspects of the façade are the architectural references to the Monument Avenue and Lee Circle context. In a nod to Monument Avenue itself, the curved drive that enters that lot was paved with pavers identical to those used on the avenue. Ornamentation on the façade echoes Neoclassical and Colonial Revival elements found throughout the surrounding neighborhood and the limestone dogwood medallions, repeated at different scales in the façade, celebrate Virginia's state flower.

The centered front entry is on axis with the Robert E. Lee statue. The façade is capped by a bullnose limestone cornice and molded stringcourse below which are aluminum panels with an X-pattern and centered four-point star. Limestone panels below the fourth floor windows are shaped like banners. This ornament is a quiet but overt response to the Lee Monument.

With these architectural details complementing the Lee Medical Building's striking setting, Trice's speculative office building and Pringle's stylistic interpretation is locally significant under Criterion C as prominent examples of their work and reflective of the time and setting in which the building was constructed.

ENDNOTES

¹ Kathy Edwards, Esme Howard, and Toni Prawl, *Monument Avenue: History and Architecture*. Prepared for the Historic American Buildings Survey (1992), 12, 15.

² Edwards et al., 15-16.

³ Edwards et al., 54.

⁴ "Monument Avenue Historic District," *Living Places*. Available online at http://www.livingplaces.com/VA/Independent_Cities/Richmond_City/Monument_Avenue_Historic_District.html.

⁵ Edwards et al., 32.

⁶ Edwards et al., 56.

⁷ James K. Sanford, *Richmond: Her Triumphs, Tragedies & Growth* (Richmond, VA: Metropolitan Richmond Chamber of Commerce, 1975), 186.

⁸ Ellen G. Horovitz and Staffan Elgelid, *Yoga Therapy: Theory and Practice* (New York, NY: Routledge, 2015).

⁹ Randolph Fillmore. "The Evolution of the U.S. Healthcare System," *Science and Its Times* (Gale Publishing, 2001).

¹⁰ "Office Space Shortage Reported Here," *Richmond Times-Dispatch*, 5 April 1946, page 10.

¹¹ "Lee Medical Building Work Advances Here," *Richmond Times-Dispatch*, 7 January 1951, page 16-D.

¹² Marie Tyler-McGraw, *At the Falls*, (The University of North Carolina Press, 1994), 195.

¹³ Sarah S. Driggs, "Monument Avenue Historic District," *National Historic Landmark Nomination*, 27 June 1997, 42.

¹⁴ City of Richmond Board of Zoning Appeals records and meeting minutes from March 21, 1950, April 5, 1950, May 7, 1952, July 7, 1952.

¹⁵ "Lee's Forces March to See Zoning Board," *Richmond Times-Dispatch*, 6 April 1950, page 2.

¹⁶ Ibid.

¹⁷ "Plan for Drugstore Near Statue Of Lee Is Cause of Zoning Row," *Richmond Times-Dispatch*, 8 May 1952.

¹⁸ Ibid.

¹⁹ "Lee Medical Building Sold For \$750,000," *Richmond Times-Dispatch*, 11 September 1953, page 6.

²⁰ *Hill's Richmond City Directory 1960* (Richmond, VA: Hill Directory Co., Inc. 1960).

²¹ "Kent Road Residents To Meet," *Richmond Times-Dispatch*, 7 September 1942, page 3.

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²² Ashley Neville and John Salmon, "Wicker Apartments," *National Register of Historic Places Registration Form*, 28 May 2015, 17.

²³ Driggs, 30, 42.

²⁴ It was not until 1965 that a plan aimed at Monument Avenue's restoration was conceived to bring back the wealthy neighborhood (Tyler-McGraw, 295).

²⁵ Driggs, 30.

²⁶ Edwards et al., 157.

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9. Major Bibliographical References

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“Zoning Board Denies Permit For Drugstore,” *Richmond Times-Dispatch*. 9 May 1952. Page 6.

“Zoning Board Rejects 4th Plea for Drugstore,” *Richmond Times-Dispatch*. 4 December 1952. Page 7.

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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 0.3979

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 37.553785 | Longitude: -77.460775 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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 Lee Medical Building is located at 1805 Monument Avenue in the southwest quadrant of Lee Circle in Richmond, Virginia. It is identified by the City of Richmond as parcel W0000861020. The true and correct historic boundaries are show on the attached Location Map and Sketch Map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the 1952 Lee Medical Building, the small parking area at the open side of the V-shaped building and at the east elevation, and the curved drive at the façade.

11. Form Prepared By

name/title: Dara A. Friedberg
organization: Dutton + Associates, LLC
street & number: 1115 Crowder Drive
city or town: Midlothian state: Virginia zip code: 23112

Lee Medical Building
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telephone: 804-897-1960
date: July 2017

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: Lee Medical Building
City or Vicinity: Richmond
County: Independent City State: Virginia
Photographer: Jim Hill and Mimi Sadler
Date Photographed: May 2017

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

- 1 of 16: Setting, view southwest.
- 2 of 16: Main façade, view southwest.
- 3 of 16: Entrance, view south.
- 4 of 16: Detail of ornamentation, view southwest.

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- 5 of 16: Molded stone curb and drive, view north.
- 6 of 16: North elevation, view south.
- 7 of 16: South and east elevation, view north.
- 8 of 16: Rear elevations, view north.
- 9 of 16: First Floor Lobby, view south.
- 10 of 16: Detail of elevator doors, view southwest.
- 11 of 16: Detail of mail box, view south.
- 12 of 16: Historic south wing stair, view from the 6th to the 5th floor.
- 13 of 16: 4th floor south wing, view south.
- 14 of 16: 5th floor, typical historic finishes, view south at the end of the southeastern wing.
- 15 of 16: Typical update office interior, view west at the end of the northwestern wing.
- 16 of 16: 1st floor ladies room in the southeastern wing.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

