

United States Department of the Interior
National Park Service

56-987

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: Higgins Doctors Office Building
Other names/site number: VDHR File Number 127-7028
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 3540 Floyd Avenue
City or town: Richmond State: VA County: Independent City
Not For Publication: N/A Vicinity: N/A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 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 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 local

Applicable National Register Criteria:

A B C D

Quinn D. Long 3/21/17
Signature of certifying official/Title: Date
Virginia Department of Historic Resources
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:)

Joe Edson H. Beall 5.8.17
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>1</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>0</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.)

COMMERCE/TRADE: business

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT: Wrightian

Materials: (enter categories from instructions.)

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

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 Higgins Doctors Office Building, a one-story masonry medical office built in 1954, is one of the earliest Richmond examples of mid-20th-century Modern design to employ a circular plan. The design of the building and site by Deigert & Yerkes Architects of Washington, DC, exhibits the strong influence of Frank Lloyd Wright. Wrightian characteristics include the circular plan, the flat roof, the cross-motif-patterned stacked-bond concrete block façade, the recessed entrance, and, at the back of the building, the banded windows and wide overhanging soffit. In addition, the landscape features are designed to integrate the building with its site. While the windowless concrete-block façade presents a fortress-like public face, the flanking brick walls and rear wood fences enclose private courtyards that are viewed from within the building through floor-to-ceiling walls of plate glass as an amenity for the doctors' patients. The building plan places the waiting room, offices, and examination and consulting rooms at the building's perimeter, with the service functions at the building's core. The courtyard terraces continue the circular theme with concrete pavement laid out in circular forms with small circular planting beds at the base of the building. The site provides two separate parking areas and entrances, one for patients, and one for the physicians and staff. Both the building and the designed site (featuring courtyard walls, fences, circular concrete pavement and planting beds; public and staff parking areas; concentric front stoop and rear entrance

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walks; and concentric cast concrete block planting beds) contribute to the significance of the resource and both retain a high degree of integrity. The attached original elevation drawings, plot plan, and finish and door schedules demonstrate the building's continued high level of integrity of location, setting, design, workmanship, materials, feeling, and association.

Narrative Description

The 1954 Higgins Doctors Office Building is a rare example of Wrightian design with an unusual circular plan designed by Deigert & Yerkes, a Washington, DC firm. The public face of the one-story masonry building is fortress-like, with the inset wood entrance doors the only opening in the curving western façade of stacked-bond custom-cast concrete blocks with a deep-relief cross-motif pattern on the face. The pattern appears to be based on a more intricate design by Frank Lloyd Wright, similar to that used at one of his textile-block houses, La Minatura (Millard House), built in 1923 in Pasadena, California. The use of the material here is likely to be one of the first instances of an ornamental block wall for an office building in Richmond. Other Wrightian elements include the flat roof, the horizontality of the wide overhanging soffit on the rear portion of the building, the banded windows, the partially concealed entrance, and the function of the courtyards as a private retreat. High radial walls of brown brick laid in common bond with a rowlock coping course define the extent of the entrance elevation. Behind these radial walls, the exterior wall of the building steps back 8', the courtyard portion of the building having a slightly smaller, but concentric, circular plan.

At the rear of the building, the brick walls and wooden fences enclose two courtyards, the pavement and planting areas of which make use of the circular theme established by the building's plan. In contrast to the fortress-like public face of the building, the consulting rooms where the doctors met with patients post-examination offered generous views into the private courtyard gardens, designed as a deliberate asset for the patients.¹ Windows from floor to ceiling occupy three quarters of the external walls of these rooms, with a pair of entrance doors in the fourth bay of each room. Between the two courtyards facing the alley is an entrance for the physicians and staff arriving at their designated parking area.

Building Components

The building is located on a corner lot at the edge of Richmond's historic Museum District neighborhood (West of Boulevard Historic District) near a commercial area not far from the city's urban core. The building sits on a continuous 8" concrete foundation wall with additional concrete footings for interior bearing walls. The building is constructed with I-beams on steel pipe columns, with CMU walls clad in stacked-bond light-gray special cast-concrete block with a deep-relief patterned face on the façade. The courtyard-facing walls are clad in brick in varying shades of brown laid in common bond below a high band of windows. Each of the consulting rooms has floor-to-ceiling windows in three of the four bays with a pair of full-height wood doors in the fourth bay.

There are three main types of window: aluminum "Alwintite" sliding sash windows in the radial brick walls of the two Secretary rooms; wood-framed bands of fixed paned windows with high sills above brick walls in most exam rooms; and floor-to-ceiling windows comprised of fixed 1/4"

¹ Harrison Higgins III, Interview with Mary Harding Sadler, Richmond, Virginia, June 2016.

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polished plate glass windows above a low band of windows in the consulting rooms. The window openings of the bays adjacent to the radial brick walls (comprising a large fixed pane above a divided low-band window with casement) are glazed with obscure architectural glass with a ribbed texture. Nine of the 20 banded windows are divided to accommodate an operable single-light aluminum casement, distributed among both the high and low band of windows.

The flat roof is 5-ply built-up material with copper gravel-stop flashing at the perimeter. The roof features a wide overhanging stucco soffit (on the courtyard-facing sections) and three round skylights that provide natural light in the reception area. Downspouts attached to the courtyard-facing walls penetrate the soffit to carry water off the roof.

The building has a copper-pipe radiant floor heating system. The cooling tower for the air-conditioning is located in a separate enclosure within the smaller north courtyard.

Plan

The internal plan of the building locates at the perimeter of the building the areas that serve the patients: reception, examination and consulting rooms. Mechanical equipment, restrooms, and laboratory are housed in the building's core. The double-loaded corridor ensures that no part of the building is very distant from any other.

The internal function of the perimeter rooms is further articulated in the exterior elevation by having a band of windows with high sills above common-bond brick walls that preserve privacy while providing natural light to the majority of the examination rooms and a storage room.

The recessed main entrance features a concentric concrete slab stoop; the side walls of the inset are lined with the special cast-concrete blocks with a plain face. The double doors and wall above the doors are of narrow vertical walnut v-groove paneling. The line of these boards continues overhead in the soffit above the entrance. The doors feature simple vertical aluminum hardware pulls.

On entering the building one arrives in a wide reception area where three skylights illuminate a cut-stone-edged pool (now serving as a planter) at the interior of the room and a wide built-in couch on the perimeter wall with a light trough above. The wall behind the couch is plaster and the wall behind the pool is paneled in narrow vertical walnut v-groove boards; all other walls of the reception area and hallways are paneled in narrow vertical pickled-oak v-groove boards.

At each end of the reception area is a window and counter that communicates with each of two secretary and records spaces. Beyond those rooms the hallways lead to the doctors' offices and consulting rooms and the exam rooms at the perimeter of the building and the rooms at the building's core that include the public restrooms, the doctors' vesting room and restroom, the mechanical room with the heating and air-conditioning equipment, a storage room, and a lab, x-ray lab and darkroom. The three consulting rooms have the vertical pickled-oak v-groove paneling. (The paneling in the north consulting room has been painted.) The remainder of the perimeter rooms have plaster walls. All the perimeter rooms have sand-finish plaster ceilings; the core rooms have plaster walls and white-coat plaster ceilings. Closets in the perimeter rooms feature "Ratox" vertical lath folding screen doors hung from a track. The original drawings specify asphalt tile flooring, some

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of which has been replaced or covered with carpet. The painted perforated pegboard, painted wood casework, and built-in waiting bench (in the corridor outside the lab) are original. The original prescription desks survive in three of the exam rooms, along with some original sinks, half of which have been replaced. Some original built-in features are present in the two secretary spaces (counters, shelves, high cabinets and hanging doors), but neither space has a full complement of original features.

Contributing Site

The built landscape features were designed to integrate the building with its site. The designed landscape is a contributing site and features two enclosed courtyards with radial brick walls that extend from the building's exterior then turn to square off the street-side edges of the courtyards. The remainder of the perimeter is enclosed by wooden fences. The design of the courtyards' concrete paving and planting beds reinforces the circular theme of the building plan. The courtyards offer views from the consulting rooms into a private, enclosed landscaped space. Site features on the public side of the building include concentric planting beds edged with the pattern-face special cast-concrete block used on the building's façade, and a parking area for patients. The entrance stoop is a raised concrete slab with a concentric outer edge. At the rear of the property, a paved parking area, originally surfaced in crushed rock, served the physicians and staff. A concrete curb separates this parking area from planting beds at the base of the courtyard fence. Concrete walks lead to the staff entrance and to the courtyards' gates. The full-height wood double doors at the rear entrance are flanked by two pairs of attached storage sheds that appear on the original plans.

The building and the site have a high degree of integrity, retaining many of the original features and materials. Both the building and the designed site features contribute to the historic significance of the resource.

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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

1954

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Deigert, Robert Campbell

Yerkes, David Norton

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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 Higgins Doctors Office Building at 3540 Floyd Avenue meets Criterion C for listing on the National Register of Historic Places and the Virginia Landmarks Register in the area of Architecture. It is significant at the local level as a rare Richmond example of the Wrightian style.² Designed by Deigert & Yerkes Architects, a firm that was among Washington, DC's leading proponents of mid-20th-century Modern design,³ the building's circular plan makes this example even rarer. The design, which includes radiused landscape features that integrate the building into the site, was remarkably progressive for Richmond, Virginia, in 1954. Richmond architect Frederick T. Hyland (who studied with Frank Lloyd Wright at Taliesin, and who in 1961 would build a controversial Modern doctor's office on Monument Avenue) was just on the threshold of his most productive period, and more than a decade would pass before Richmonders saw the circular-plan buildings of Haig Jamgochian, the Markel Building (1965) and the "Moon House" (1967-1968). The period of significance is 1954, the year in which the building and site features were designed and constructed.

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

The Higgins Doctors Office Building was a remarkable and progressive work of architecture when it was constructed in Richmond in 1954. Richmond has very few works of mid-20th-century Modern architecture that date from early in the mid-century. The circular form, flat roof, and the use of patterned concrete block and vertical wood facing a public street signaled a marked departure from the architecture of the adjacent West of Boulevard neighborhood (at that time, Richmond's far west end). This was during the first half (1946-1975) of the New Dominion Virginia period when the state's population was growing and shifting from rural to urban. In addition, investment in transportation and the increase in automobile ownership were facilitating travel and the exchange of ideas as well as goods. Modern architecture was one of the new ideas making its way to Richmond. Nevertheless, this singular building likely would not have been constructed unless the Richmond doctors who desired to build it and the Washington DC architects who could design it had not been brought together by means of their shared acquaintance with the forward-thinking director of Richmond's Virginia Museum of Fine Arts.

Dr. William Harrison Higgins, Jr.

[*The following narrative is from a June 2016 interview with W. Harrison Higgins III, the son of Dr. William H. Higgins, Jr.*] Dr. William H. Higgins and Dr. William H. Higgins, Jr., among the first internists in Richmond, Virginia, both graduated from Johns Hopkins and taught at the Medical College of Virginia. They shared a practice in the Medical Arts Building at Second and East Franklin Street with

² Melina Bezirdjian and Lena Sweeten McDonald, *New Dominion Virginia, Architectural Style Guide*, Virginia Department of Historic Resources, Richmond, Virginia, 2014, pp. 40-41.

³ Clare Lise Kelly, *Montgomery Modern: Modern Architecture in Montgomery County, Maryland, 1930-1979*, Maryland-National Capital Park and Planning Commission, Silver Spring, Maryland, 2015, p. 181.

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another partner, Dr. Stuart Ragland, Jr. Dr. Higgins, Jr., wanted to move out of downtown and establish a practice in the West End. This desire coincided with the onset of a population shift that resulted in a number of doctors' offices locating in the area.

Higgins, Jr. was a friend of Leslie Cheek, Jr., the innovative director of the Virginia Museum of Fine Arts and a Yale-educated architect. Higgins wanted to contribute something to the architectural fabric of Richmond and Cheek recommended that he speak with David Norton Yerkes of Deigert & Yerkes & Associates about designing the new office building. Higgins, Jr. and Yerkes ("Uncle David" to Harrison Higgins) became friends and traveled together. According to Harrison Higgins, Drs. Higgins, Sr., Higgins, Jr., and Stuart Ragland, Jr. were the original physicians in the new building, David Yerkes was the architect, and Emily Armistead Peyton Higgins, wife of Higgins, Jr., was the named owner of the building. Dr. John S. Ashworth and Dr. Richard Gergoudis later had a practice in the building.⁴ (A Donald S. Daniel, Jr. is also listed as having practiced in the building.)

David Norton Yerkes (1911-2011)

David N. Yerkes was born in Cambridge, Massachusetts, in 1911, graduated from Harvard in 1933 and earned his Master's in Architecture from Yale in 1935. He worked in Chicago before coming to Washington DC in 1938, first working as a draftsman for Louis Justement and later serving with the Army Corps of Engineers in World War II.⁵ In 1947, Yerkes formed Deigert & Yerkes Architects with Robert Campbell Deigert (1908-1974). Deigert was born in St. Louis, Missouri, and also studied architecture at Yale.⁶

Known for their many successful Modernist commissions, Deigert & Yerkes was profiled in the October 1958 issue of *Progressive Architecture*. The Bushey Drive Elementary School (1961) is a three-story circular building in Montgomery County, Maryland, with classrooms on the perimeter and services in the building's core. Other notable commissions include the Madeira School Theater and Student Building, Fairfax County, Virginia; the National Arboretum Headquarters (1957), Washington, DC (listed on the National Register of Historic Places); the Netherlands Chancery, Washington, DC; Headquarters Broadcasting Facilities for the Voice of America, Washington, DC; and the US Embassy in Mogadiscio, Somali Republic.⁷

Other trends in modern architecture nearby and contemporary with the Higgins Doctors Office Building are the United Daughters of the Confederacy Building (Louis W. Ballou, 1955-1957) in the Stripped-Classicism style, and the proposed North Thompson Street Historic District (1955-1959), a group of six small to medium-sized office buildings and a bank built in the International Style. Available documentation about this proposed district notes the buildings, designed by a number of different architects, exhibit "flat roofs, asymmetrical elevations, open plans, metal windows, smooth textures, and ornamentation typically limited to material contrasts." The Seaboard Coast Line Building at 3600 West Broad Street was "among the first large 'modern design' buildings constructed

⁴ Higgins Interview.

⁵ Kelly, p. 181.

⁶ John E. Wells and Robert E. Dalton, *The Virginia Architects 1835-1955: A Biographical Dictionary*, New South Architectural Press, Richmond, Virginia, 1997, p. 113.

⁷ Kelly, p. 181.

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in the city's move westward." In contrast, the 1956 Lawyers Title Insurance Corporation building on Cutshaw Avenue is a large Colonial Revival design referencing the architecture of 18th-century Williamsburg.⁸

After Deigert left the partnership in 1967, Yerkes continued to practice in Washington, with partners Nicholas Pappas and John Parker, as David N. Yerkes and Associates, Architects, until his retirement in 1983.⁹ The Higgins Doctors Office Building is featured in a Yerkes and Associates, Architects brochure in the archives of the American Institute of Architects (AIA) for which Yerkes served as vice president. Yerkes died in his District home in October 2011 at the age of 99.¹⁰

The original elevation drawings created by Deigert & Yerkes are attached hereto. The original Plot Plan and Finish and Door Schedule are included as the basis for the nomination's Sketch Map and Photo Key. Dated April 5, 1954, the drawings demonstrate the high integrity of the Higgins Doctors Office Buildings and provide important information about the materials that were used in its design.

Conclusion

The Higgins Doctors Office Building served as a medical office for more than 50 years. The happy collaboration between Dr. William Harrison Higgins, Jr., who wished to "contribute something to the architectural fabric of Richmond," and progressive DC architect David Yerkes, resulted in one of the best early examples of Wrightian architectural design in the city of Richmond. With its circular plan, ornamental block wall, and other Frank Lloyd Wright-inspired elements, the Higgins Doctors Office Building continues to convey the advanced architectural values of its time and stands as an early and important example of Modern architecture in Virginia's capital city.

⁸ James K. Sanford, editor, *A Century of Commerce*, Richmond Chamber of Commerce, Richmond, Virginia, 1967, pp. 201-209.

⁹ *Ibid.*, p. 181.

¹⁰ *Washington Post*, "David N. Yerkes, architect", Washington, DC, November 7, 2011.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Bezirdjian, Melina, and Lena Sweeten McDonald, *New Dominion Virginia Architectural Style Guide*, Virginia Department of Historic Resources, Richmond, Virginia, 2014

Higgins, W. Harrison, III. Interview by Mary Harding Sadler, Richmond, Virginia, June 2016

Kelly, Clare Lise, *Montgomery Modern: Modern Architecture in Montgomery County, Maryland, 1930-1979*, Maryland-National Capital Park and Planning Commission, Silver Spring, Maryland, 2015

Sanford, James K., *A Century of Commerce, 1867-1967*, Richmond Chamber of Commerce, Richmond, Virginia, 1967

Wells, John E., and Robert E. Dalton, *The Virginia Architects 1835-1955: A Biographical Dictionary*, New South Architectural Press, Richmond, Virginia, 1997

Washington Post, "David N. Yerkes, architect", Washington, DC, November 7, 2011

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: Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): VDHR File No. 127-7028

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10. Geographical Data

Acreage of Property .32

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: 37.55845015 Longitude: -77.48733782

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 boundaries of the property correspond to City of Richmond Assessor Tax Parcel Number W0001602057. The true and correct historic boundaries are shown on the attached Location Map and Sketch Map.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries selected correspond to those of Richmond tax parcel W0001602057 as it is the single parcel that represents the location and extent of the property developed with the office building and designed site in 1954, this resource's period of significance.

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11. Form Prepared By

name/title: James Hill, Senior Project Manager
organization: Sadler & Whitehead Architects, PLC
street & number: 726 West 33rd Street
city or town: Richmond state: VA zip code: 23225-3531
e-mail: jim@sadlerandwhitehead.com
telephone: 804-231-5299
date: August 26, 2016

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

The following information is the same for all photographs:

Name of Property: Higgins Doctors Office Building
City or Vicinity: Richmond (Independent City)
County: N/A State: Virginia
Photographer: James Hill
Date Photographed: June 2016

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

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- Photo 1 of 16: VA_Richmond City_Higgins Doctors Office Building_0001
View: View of building and flanking courtyard walls from Thompson Street, camera facing E
- Photo 2 of 16: VA_Richmond City_Higgins Doctors Office Building_0002
View: View of public entrance and planting beds, camera facing E
- Photo 3 of 16: VA_Richmond City_Higgins Doctors Office Building_0003
View: View of courtyard wall and building exterior on Thompson Street, camera facing S
- Photo 4 of 16: VA_Richmond City_Higgins Doctors Office Building_0004
View: View of north courtyard wall and rear entrance off alley parking, camera facing S
- Photo 5 of 16: VA_Richmond City_Higgins Doctors Office Building_0005
View: View of rear entrance from alley parking with flanking attached storage sheds, camera facing SW
- Photo 6 of 16: VA_Richmond City_Higgins Doctors Office Building_0006
View: View toward north courtyard gate outside the entrance to the north consulting room, camera facing E
- Photo 7 of 16: VA_Richmond City_Higgins Doctors Office Building_0007
View: View from east courtyard toward the entrance to the east consulting room, camera facing NW
- Photo 8 of 16: VA_Richmond City_Higgins Doctors Office Building_0008
View: View from east courtyard toward entrance to the south consulting room, camera facing NW
- Photo 9 of 16: VA_Richmond City_Higgins Doctors Office Building_0009
View: View of exterior of south consulting room and east courtyard, camera facing NE
- Photo 10 of 16: VA_Richmond City_Higgins Doctors Office Building_0010
View: View of reception area toward secretary's window, camera facing N
- Photo 11 of 16: VA_Richmond City_Higgins Doctors Office Building_0011
View: View of reception area pool and skylights, camera facing NE
- Photo 12 of 16: VA_Richmond City_Higgins Doctors Office Building_0012
View: View of courtyard from south consulting room, camera facing S

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Photo 13 of 16: VA_Richmond City_Higgins Doctors Office Building_0013
View: View of south hallway, camera facing W

Photo 14 of 16: VA_Richmond City_Higgins Doctors Office Building_0014
View: View into east consulting room, camera facing E

Photo 15 of 16: VA_Richmond City_Higgins Doctors Office Building_0015
View: View into lab, camera facing S

Photo 16 of 16: VA_Richmond City_Higgins Doctors Office Building_0016
View: View of waiting bench in hall area between lab and east consulting room,
camera facing N

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.

LOCATION MAP

Higgins Doctors Office Building

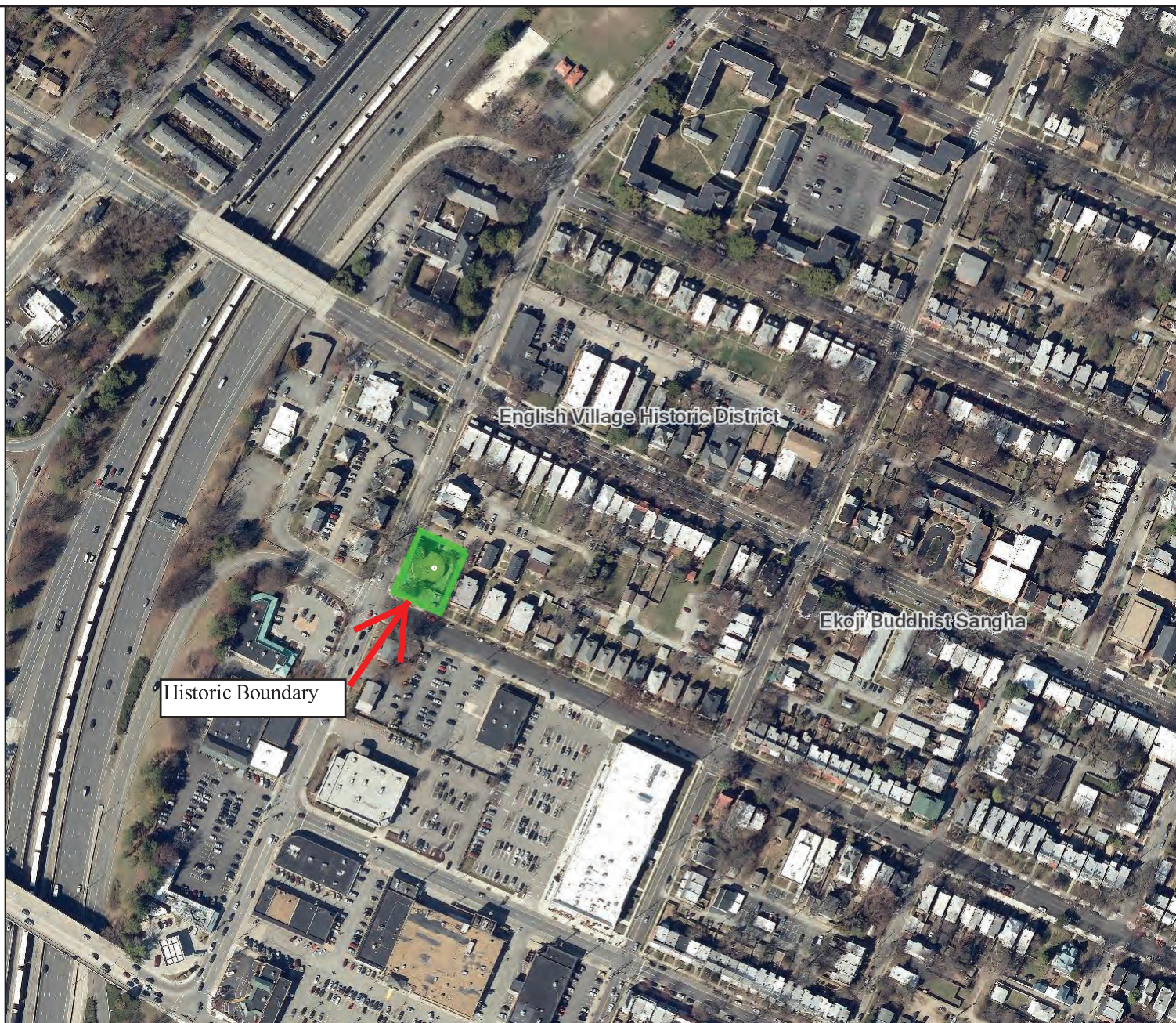
3540 Floyd Avenue

City of Richmond, Virginia

DHR No. 127-7028

Latitude/Longitude Coordinates:

37.55845015/-77.48733782



Feet

0 100 200 300 400

1:4,514 / 1"=376 Feet

Title: 127-7028 Higgins Doctors Office Building

Date: 8/19/2016

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.

SECTION OF

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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NATIONAL REGISTER NOMINATION FORM
 PHOTO KEY & SKETCH MAP
 Higgins Doctors Office Building
 3540 Floyd Avenue, Richmond, Virginia
 Photographs taken June 2016

DHR No. 127-7028

SYMBOLS

	EXISTING GRADE
	NEW GRADE
	DETAIL A OR B
	DOOR NO. 1
	NORTH ARROW

MATERIALS

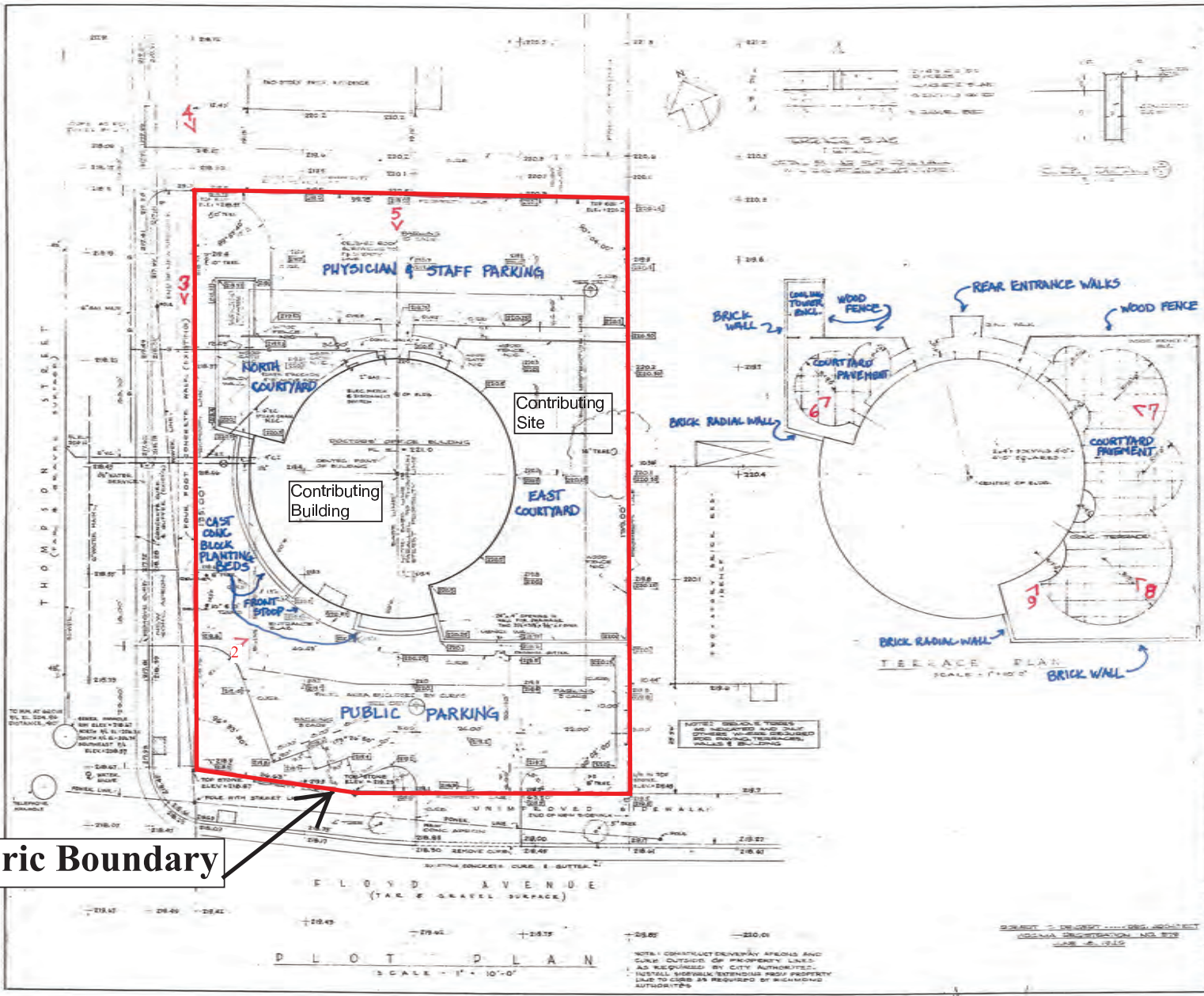
	CONCRETE		BRICK
	WOOD		ASPHALT
	GRAVEL		PAVEMENT
	STONE		CLAY
	GLASS		IRON

DEIGERY & YERKES ARCHITECTS WASHINGTON, D.C.

DOCTORS OFFICE BUILDING
 FLOYD AVENUE & THOMPSON STREET, RICHMOND, VIRGINIA

PROJECT PLAN JOB NO. SHEET NO.
 0-014 1

DATE: APRIL 2, 1960



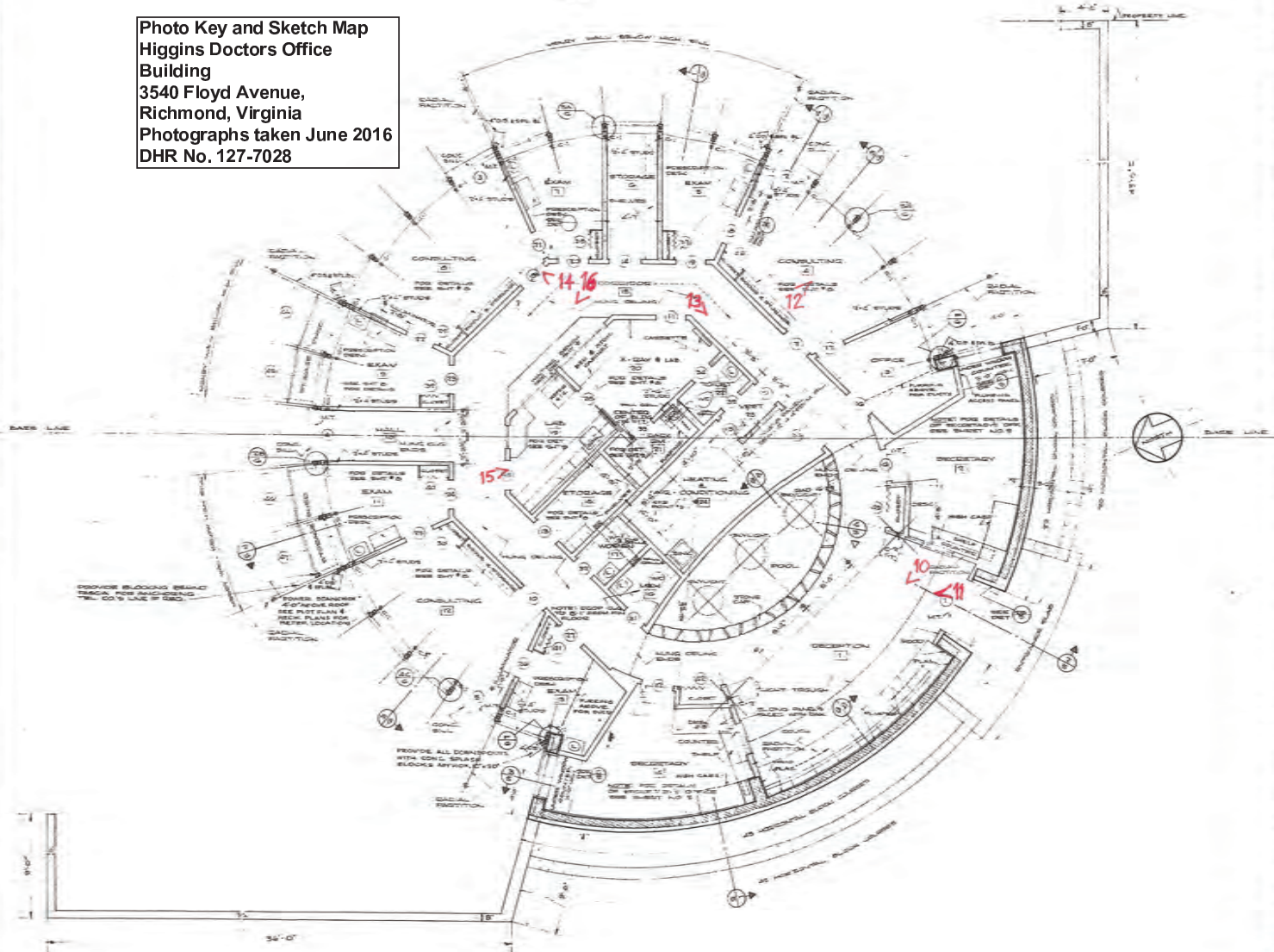
Historic Boundary

17

PLOT PLAN
 SCALE - 1" = 10'-0"

NOTE: CONTRACTOR SHALL VERIFY ALL RECORDS AND SURVEY DATA AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND AND THE VIRGINIA HISTORIC LANDMARKS COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND AND THE VIRGINIA HISTORIC LANDMARKS COMMISSION.

Photo Key and Sketch Map
 Higgins Doctors Office
 Building
 3540 Floyd Avenue,
 Richmond, Virginia
 Photographs taken June 2016
 DHR No. 127-7028



FINISH SCHEDULE					
NO.	TITLE	FLOOR	CEILING	WALLS	REMARKS
1	RECEPTION	ASPH/FL	PLAS-GR	WOOD & PLAS	CEILING
2	RECEPTION	"	"	"	"
3	OFFICE	"	"	"	"
4	CONSULTING	"	"	"	"
5	EXAM	"	"	"	"
6	STORAGE	"	"	"	"
7	EXAM	"	"	"	"
8	CONSULTING	"	"	"	"
9	EXAM	"	"	"	"
10	HALL	"	"	"	"
11	EXAM	"	"	"	"
12	CONSULTING	"	"	"	"
13	EXAM	"	"	"	"
14	RECEPTION	"	"	"	"
15	RECEPTION	"	"	"	"
16	RECEPTION	"	"	"	"
17	RECEPTION	"	"	"	"
18	RECEPTION	"	"	"	"
19	RECEPTION	"	"	"	"
20	RECEPTION	"	"	"	"
21	RECEPTION	"	"	"	"
22	RECEPTION	"	"	"	"
23	RECEPTION	"	"	"	"
24	RECEPTION	"	"	"	"
25	RECEPTION	"	"	"	"
26	RECEPTION	"	"	"	"
27	RECEPTION	"	"	"	"
28	RECEPTION	"	"	"	"
29	RECEPTION	"	"	"	"
30	RECEPTION	"	"	"	"

NOTE: ALL WOOD WALLS SHALL HAVE A WOOD SHOE
 4" WIDE BASE W/ 1/2" RIG. DETAIL. ALL 2" WALLS
 SHALL HAVE A 1/2" WOOD SHOE. ALL 4" WALLS
 SHALL HAVE A 1" WOOD SHOE. ALL 6" WALLS
 SHALL HAVE A 1 1/2" WOOD SHOE. ALL 8" WALLS
 SHALL HAVE A 2" WOOD SHOE. ALL 10" WALLS
 SHALL HAVE A 2 1/2" WOOD SHOE. ALL 12" WALLS
 SHALL HAVE A 3" WOOD SHOE. ALL 14" WALLS
 SHALL HAVE A 3 1/2" WOOD SHOE. ALL 16" WALLS
 SHALL HAVE A 4" WOOD SHOE. ALL 18" WALLS
 SHALL HAVE A 4 1/2" WOOD SHOE. ALL 20" WALLS
 SHALL HAVE A 5" WOOD SHOE. ALL 22" WALLS
 SHALL HAVE A 5 1/2" WOOD SHOE. ALL 24" WALLS
 SHALL HAVE A 6" WOOD SHOE. ALL 26" WALLS
 SHALL HAVE A 6 1/2" WOOD SHOE. ALL 28" WALLS
 SHALL HAVE A 7" WOOD SHOE. ALL 30" WALLS
 SHALL HAVE A 7 1/2" WOOD SHOE.

DOOR SCHEDULE				
NO.	SIZE	TYPE	FINISH	REMARKS
1	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
2	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
3	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
4	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
5	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
6	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
7	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
8	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
9	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
10	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
11	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
12	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
13	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
14	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
15	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
16	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
17	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
18	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
19	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
20	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
21	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
22	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
23	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
24	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
25	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
26	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
27	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
28	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
29	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
30	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
31	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
32	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
33	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
34	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
35	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
36	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
37	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
38	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
39	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
40	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
41	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
42	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
43	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
44	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
45	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
46	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
47	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
48	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
49	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.
50	2'-0" x 8'-0"	SWING	WOOD	SEE SPEC.

DEIGERT & YERKES
 ARCHITECTS
 WASHINGTON, D.C.

DOCTORS OFFICE BUILDING
 3540 FLOYD AVENUE & THURGOOD STREET
 RICHMOND, VIRGINIA

PLAN

DRAWN BY: [Signature]

CHECKED BY: [Signature]

JOB NO: [Number]

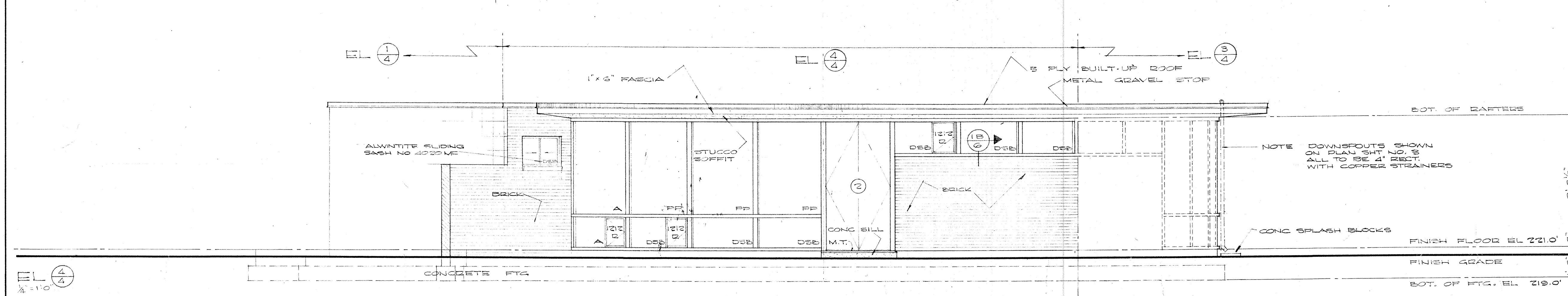
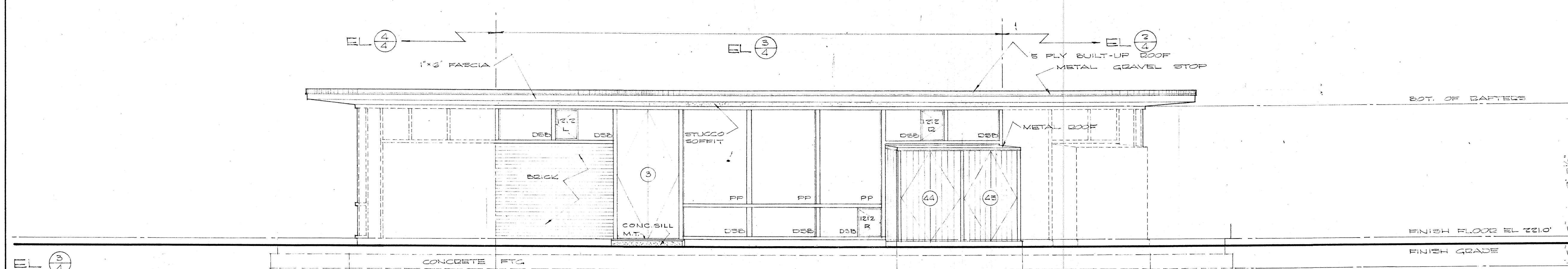
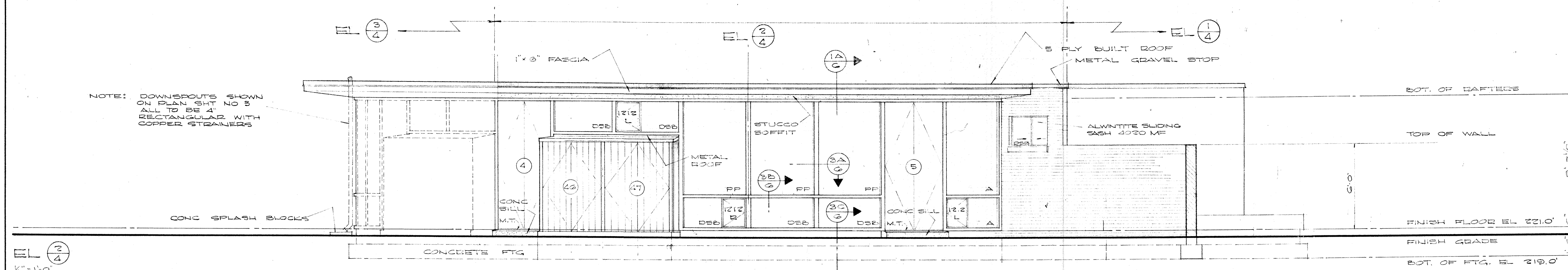
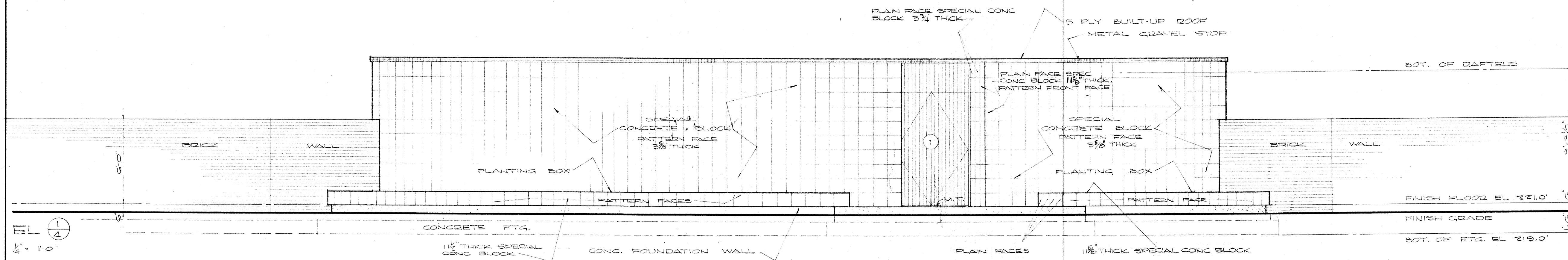
SHEET NO: [Number]

DATE: APR. 5, 1954

GLASS SCHEDULE

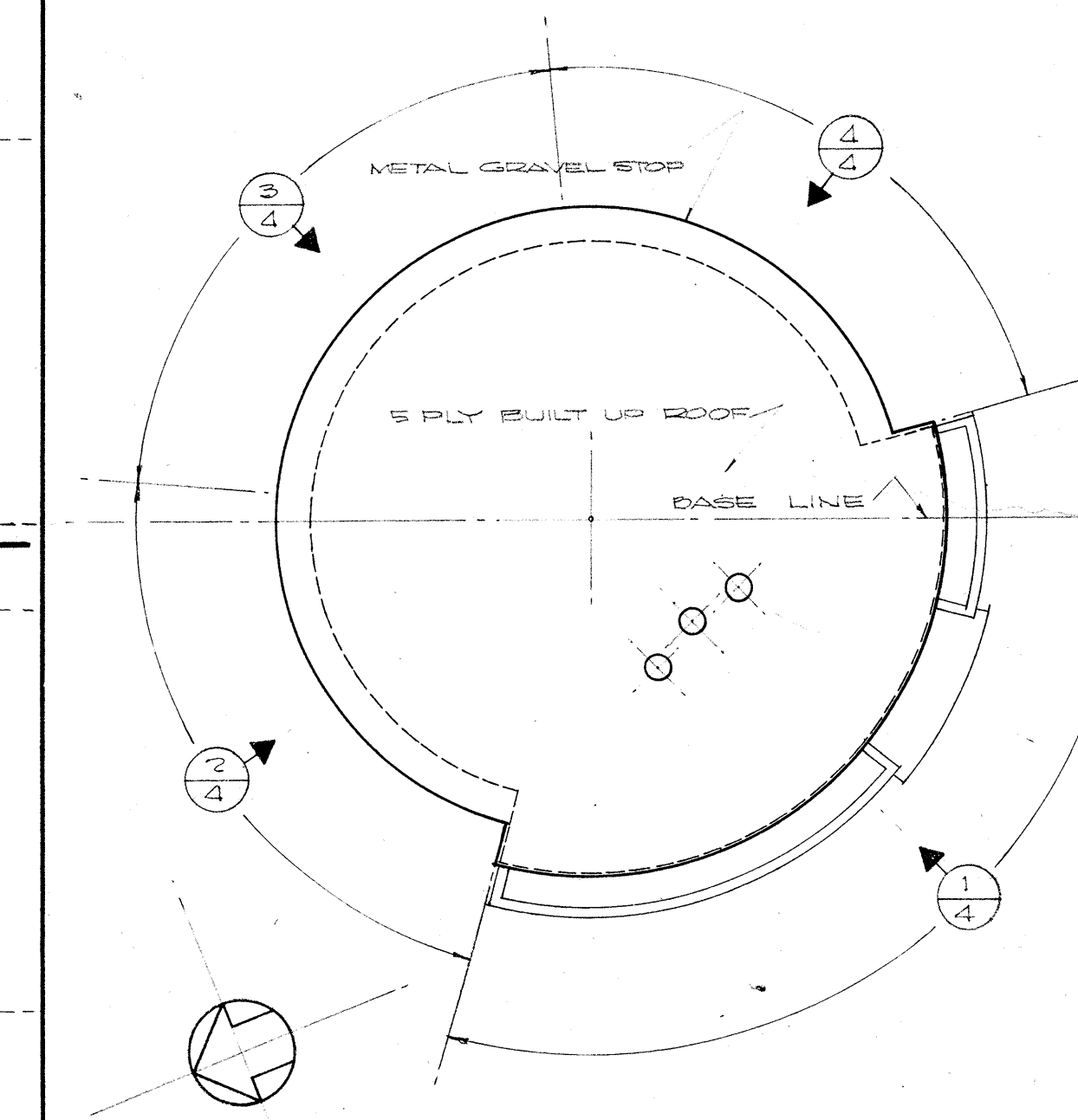
PP-----POLISHED PLATE [1/4" THICK]
 DSB-----DOUBLE STRENGTH "B" [ALL VENTS]
 A-----ARCHITECTURAL [OBSCURE -- SEE SPEC]


Original Elevation Drawings
Higgins Doctors Office Building
 City of Richmond, VA
 DHR No. 127-7028



KEY PLAN

SCALE: 1/8" = 1'-0"



 DEIGERT & YERKES ARCHITECTS WASHINGTON, D. C.		
DOCTORS OFFICE BUILDING FLOYD AVENUE & THOMPSON STREET RICHMOND VIRGINIA		
ELEVATIONS		JOB NO: 7
DRAWN: [Signature]		SHEET NO: 4
CHECK: [Signature]		
DATE: APR. 5, 1954		





3540

3498







WALKWAY
P
1000 1000 1000
1000 1000 1000























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Hare, Jim (DHR)

- Rockfalls
- Higgins Doctors Office

From: Chen, Kimberly M. - PDR <Kimberly.Chen@richmondgov.com>
Sent: Wednesday, December 07, 2016 11:46 AM
To: Hare, Jim (DHR)
Subject: National Register Nominations

Jim,

Thank you for affording the City of Richmond the opportunity to review and comment on the National Register Nominations for the Higgins Doctors Office and Rockfalls . The Commission of Architectural Review voted unanimously to support the nominations moving forward at their November 22 meeting. They had no comments.

Please, let me know if you have any questions or I can be of further assistance.

Kim

*Kimberly M. Chen, Planner II
Planning and Preservation Division
Department of Planning and Development Review
City Hall, Room 510
900 East Broad Street
Richmond, Virginia 23219-1907
804.646.6364*

Kimberly.chen@richmondgov.com



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221



Molly Joseph Ward
Secretary of Natural Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

March 21, 2017

Mr. Paul Loether
Chief, National Register of Historic Places and National Historic Landmarks Programs
National Park Service 2280
National Register of Historic Places
1201 I ("Eye") Street, N.W.
Washington D.C. 20005

Re: Higgins Doctors Office Building, City of Richmond, Virginia

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the **Higgins Doctors Office Building** to the National Register of Historic Places. Submitted for your review, the nomination has been considered, and approved, by the State Review Board and the Virginia SHPO has recommended it for listing. Any letters of comment or objection have been copied at the end of the nomination material, along with any FPO notification letters.

Should you have any questions, please do not hesitate to contact me. My direct phone line is 804-482-6439.

Sincerely,

Lena Sweeten McDonald
National/State Register Historian

Enclosures

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391