

APR 15 1986

**FORM B - BUILDING**

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

AREA	FORM NO.
	566

Town Fall River

Address 1820 Highland Avenue

Historic Name Truesdale Hospital

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

Use: Present elderly housing

Original hospital

SEE ATTACHED PHOTOS

**DESCRIPTION**

Date 1912 - 1935

Source see bibliography

Style Colonial Revival

Architect Parker Morse Hooper

Exterior Wall Fabric yellow brick

Outbuildings Nurses' Residence

(Mitchell House) 1913, 1930, 1940

Major Alterations (with dates) 1923 (South

Wing); 1926 (North Wing); 1935 (4th Story)

Condition Excellent

Moved No Date \_\_\_\_\_

Acreage 5.79

Setting hilltop site overlooking Taunton

River at eastern edge of residential

Highlands neighborhood

Recorded by Candice Jenkins

Organization Claremont Development Associate

Date 3/86

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north

SEE ATTACHED ASSESSOR'S MAP

UTM REFERENCE A E322485N4621565  
B E322419N4621522

USGS QUADRANGLE C E322321N4621660  
Fall River

SCALE 1:25,000

*Valerie A Talmage 3/25/1986*  
*Shpo*

MAR 26 1986

### **NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

The Truesdale Hospital possesses integrity of location, design, setting, materials, workmanship and feeling, and is significant on several levels. First, upon completion in 1912, the hospital filled a major need for a modern surgical facility in the City of Fall River; its significance in this area is heightened by the fact that Fall River's three other early 20th century hospitals have been heavily altered. Second, the hospital was founded by and named for Dr. Philemon Truesdale, a prominent local surgeon and medical figure with a national reputation based on formulation of a new and successful technique to repair diaphragmatic hernias developed in the 1920's. Third, the hospital and accompanying Nurse's Residence are handsome examples of institutional Colonial Revival style design whose several additions

### **ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.**

The Truesdale Hospital complex occupies a 5.79 acre site on a plateau above the steeply sloping banks of the Taunton River, at the eastern edge of the largely residential Highlands Historic District (NR: 2/16/83). It consists of a main hospital building dating from 1912 with compatible additions of 1923, 1926 and 1935, and a nurse's residence, known as Mitchell House, dating from 1913 with compatible additions of 1930 and 1940. The hospital is approached from Highland Avenue by means of a semi-circular drive that has recently been reinstated along with a grassed front lawn. The rear of the hospital, which has also been recently planted, offers an impressive view of the Taunton River.

Truesdale Hospital has a complex history of successive construction, reflecting its growth from a small surgical hospital into a major medical complex. The Main Building was designed in 1912 (Sections A & E on attached site plan) by Parker Morse Hooper of New York in the restrained Colonial Revival style popular for institutional buildings in the early 20th century. As

### **HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.**

The hospital was founded by, and named for, one of Fall River's premier surgeons, Philemon E. Truesdale (1874-1945). Born in Quebec, Canada, Truesdale came to Fall River as a child with his family and was educated in the city's public schools. He graduated from Harvard Medical School in 1898, served an internship at Boston City Hospital and a surgical residency at Boston Lying-In Hospital, before returning to Fall River in the first decade of the twentieth century to set up a surgical practice.

When Truesdale returned to Fall River, three hospitals existed in the city: Fall River Hospital (founded in 1885 by several of the city's leading citizens), City Hospital (which served the indigent), and the Emergency Hospital (which served outpatients), but facilities for major surgery were meager and unsatisfactory for a physician such as Truesdale who had been trained for complex abdominal surgery at Boston's leading hospitals. In 1906, Truesdale and two of his colleagues engaged a nursing staff and set up a new surgical hospital in the converted Sacred Heart Rectory; in 1910 Truesdale was named Superintendent of this new Highland Hospital and soon thereafter he hired Parker Morse Hooper of New York to begin drawing plans for a new hospital building.

The physician and his architect located the new hospital building on Highland Avenue, at a site on the high bluff overlooking the Taunton River. In 1912, the new hospital opened and in 1915 the institution was renamed for its founder and became Truesdale Hospital.

### **BIBLIOGRAPHY and/or REFERENCES**

Fall River Herald News, 1930 - present

Farias, L.F., "Composite History of Charlton Memorial Hospital," typed ms., held by Claremont. Inventory Forms, Fall River survey; RFOHP, 1981; Charlton Memorial Hospital, Mitchell House.

Marvel, W.W., "The Truesdale Story," type ms., held by Claremont.

Kennedy, Pamela. "Preliminary National Register Research". 1983, typed ms., held by Claremont and MHC

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Fall River (MA) MRA	Form No: 566
Property Name: Truesdale Hospital	

Indicate each item on inventory form which is being continued below.

HISTORICAL SIGNIFICANCE - CONTINUED (2)

With the advent of World War One, Truesdale volunteered for the Medical Corps and served in France. He was promoted from Captain to Major and, while in France, he studied with the noted French surgeon Doctor Pierre Duvall. Among his other accomplishments, he organized a mobile surgical hospital unit designed to bring surgical care close to the battlefield. After the war and under the leadership of its founder Truesdale Hospital continued to prosper and become one of the leading institutions of the city.

Truesdale had trained as a surgeon at the end of a period of radical change in the field. As a young physician, he had studied under the great Doctor M. J. Richardson at Boston Lying-In. Richardson had been a great proponent of the principles of antiseptis, which along with the advent of chloroform and ether anesthesia had revolutionized the field of surgery, reducing mortality and failure rates drastically. Truesdale was among the second generation of doctors trained in the new surgery; as the premier Fall River surgeon, his career spanned the decades which followed the transformation of medical surgery from a chance-filled last resort to a relatively routine medical practice.

Truesdale himself became a well-known specialist in a particular kind of abdominal surgery --the repair of the diaphragmatic hernia, that is, a tear or puncture in the diaphragm. Relatively rare in the nineteenth century, the diaphragmatic hernia became more common as automobile accidents began to occur with some regularity in the first decades of the twentieth century. Truesdale developed a course of surgery to repair the diaphragmatic hernia soon after the close of World War I; it became something of a specialty of the Truesdale Hospital and physicians from Truesdale published no fewer than fifteen medical journal articles on the procedure. In addition, Truesdale invented the rib retractor used in the operation.

In 1926, Truesdale created a moving picture to demonstrate and teach the procedure. This was the first film record of a surgical operation and was widely acclaimed in the medical community as an innovative teaching tool, a claim that succeeding decades have verified since film records are now a principal device in surgical education. The film, "Hernia of the Diaphragm", made use of animated drawings and film reproductions of X-rays and is now deposited at the Harvard Medical Library. In 1926, Truesdale was awarded the gold medal of the American College of Surgeons and his name was firmly identified with the procedure.

A decade later, in 1935, the use of this technique in a celebrated case brought the doctor and his hospital national acclaim in the popular media, in the case of Alice McHenry of Omaha, Nebraska. This young girl, apparently a victim of congenital diaphragmatic hernia, and her physicians at Truesdale Hospital became a subject of an almost hysterical media event. The patient's travel expenses to Fall River were raised through a nation-wide newspaper appeal and her condition was widely and sensationally reported. Truesdale, returning from a southern holiday to perform the procedure, found his every stop on the way home well documented in the newspapers and, on his arrival at the Truesdale Hospital, discovered a huge crowd of onlookers, reporters, and newsreel photographers on the hospital lawn. A telegraph room was set up adjoining the surgical recovery room so that bulletins could be flashed to a waiting audience and forty physicians were crowded into the operating room to observe the procedure.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Fall River (MA) MRA	Form No: 566
Property Name: Truesdale Hospital	

Indicate each item on inventory form which is being continued below.

HISTORICAL SIGNIFICANCE - CONTINUED (3)

The irony of the event, of course, is that by 1935 the procedure was no longer experimental but was well developed and reasonably routine. Nearly as widely reported as the Lindbergh kidnapping, the operation had a happier ending; Alice McHenry went on to a normal recovery and, for several years after, regularly made radio appearances and sold product endorsement based on the notoriety of her case.

Less sensational but no less important was the continuing and longstanding role Truesdale Hospital played in the institutional life of Fall River. Since its founding, the hospital has relied upon the active and generous support of leading Fall River families. The physical plant has expanded incrementally over the last seventy years and testifies to its operational growth as an institution, to its increasing patient load, and to the interest and benefactions of the citizens of the city it serves. The original Central Building was completed in 1912. Soon after World War One, planning began for the South Wing, which would add one hundred beds to the facility. That section was opened in 1923, after a local building fund campaign had raised the \$125,000 cost, with large gifts from Mrs. K.D. McGowan and Earle P. Charlton, the Fall River dime-store magnate.

By 1926, the North Wing (called the Charlton Surgery) had opened, a gift of Earle P. Charlton, who had had a lively interest in the hospital since 1906 when his son was a patient. The Charlton family remained important benefactors throughout the history of the institution; the Ida S. Charlton Memorial Library room is but one of their numerous other gifts. Yet another large addition was built in 1958, the four-story East Wing and several utilitarian structures have recently been added to the rear of the hospital building. All of these later (post 1950) additions which post-date the hospital's period of significance have recently been removed during the course of a certified rehabilitation, returning the hospital to its historical appearance.

Nursing education has been an important element in the hospital's operations since 1912, when a school of nursing was founded. In 1913, Maria Hicks built the handsome nurses' residence, then known as Hicks House, now called Mitchell House after a later benefactor. The structure was doubled in size in 1930 with the addition of its East Wing. The physical expansion of the hospital over several decades reflects its growth from a small surgical hospital into one of Fall River's major medical centers.

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Fall River (MA) MRA	Form No: 566
Property Name: Truesdale Hospital	

Indicate each item on inventory form which is being continued below.

NATIONAL REGISTER CRITERIA STATEMENT - CONTINUED

illustrate in physical form the changing functions and scopes of activities of 20th century hospitals. As an important historical component in the institutional life of Fall River, Truesdale Hospital meets criteria A, B, and C of the National Register of Historic Places. Its period of significance is defined by its original construction date (1912) and secondarily by the years of Truesdale's career (1905-1945). The primary period of significance relates to the years of Truesdale's active career (1912-ca. 1935), as associated particularly with the development of surgical treatment of the diaphragmatic hernia.

ARCHITECTURAL SIGNIFICANCE - CONTINUED

originally constructed, it was three stories in height with a rectangular plan oriented toward Highland Avenue. Yellow brick laid up in Flemish bond was employed as the main construction material with a high granite ashlar foundation and limestone trim. The use of lighter colored headers and a dark mortar creates handsome surface treatment. The nine bay facade was symmetrically organized around a two-story quatrastyle Tuscan portico with geometric balustrade. Beneath the portico was an imposing double-leaf entry with transom, enframed by pilasters and carved ancones supporting a lintel shelf. The entry was framed by windows with 8/12 sash trimmed with limestone sills, splayed lintels and keystones and set within blind arches. At the second story 6/6 sash windows are found with limestone lintels, sills and keystones. This fenestration pattern is repeated in the three bays flanking either side of the portico. At the third story a somewhat simpler scheme is used with 3/6 sash windows accented by keystones and rising from a continuous limestone beltcourse, which also serves as a sill. The building was originally finished with a blank parapet rising from a pendant cornice. Brick quoins embellish the corners of the building.

Three-story South and North wings (Sections B&C on attached site plan) were added to the original building in 1923 and 1926 respectively, replacing what appeared to be two-story glazed solariums. The two additions are virtually identical, except that on the north elevation of the North Wing, the third floor is cantilevered slightly out over the building. The wings are joined to the original central section by narrow three bay hyphens set back slightly from the main facade, while the facades of the wings themselves project slightly, creating a short-armed H plan. Each of the wings are three by eight bays and both are matched to the original central section in brick color and bond, foundation material, trim, and balustrade. The three-bay facades facing Highland Avenue are marked on the first floor with simple, pilastered Colonial Revival style entries with double leaf doors and transoms; small hoods supported on ancones and ornamented with simple iron cresting shelter the doors.

In 1935 a fourth floor was added to the original central section, constructed of matching yellow brick with mortar of a slightly different hue. The original balustrade design was repeated to match that of the wings. The sash configuration of the third floor was also repeated to enhance design consistency.

In 1958 the main portico was removed and a massive four-story, sixteen by five pay addition was constructed in its place. (Section G on attached site plan) Although constructed of yellow brick, the utilitarian design of this prominent addition made only token gestures to the well-detailed Colonial Revival style of the original building and its 1920's wings, seriously compromising the structur's architectural integrity and interest. This wing, along with several minor rear additions dating from the 1970's, was recently removed during the course of a certified rehabilitation. Strong historic photographic evidence, coupled with the fact much original material had remained intact, allowed for an accurate restoration

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Fall River (MA) MRA	Form No: 566
Property Name: Truesdale Hospital	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE - CONTINUED (2)

that returned the building to its c.1935 appearance. Removal of large front asphalt parking areas and restoration of original landscaping, including lawn, trees and shrubs, have further enhanced the hospital's historic appearance.

The building's rear elevation is typically less ornate. The central section appears deeply recessed and is distinguished by an open three-story porch with ornate, geometric balustrades. The projecting end pavillions are characterized by their fenestration, which consists at each floor of a large single pane window flanked by paired 6/6 sash that include a 6 pane transom at the first story. A single-story, hiproofed dining facility has recently been added to the rear.

As might be expected the hospital interiors were unremarkable with patient and service rooms arranged along long corridors; this plan has been largely retained during the recent rehabilitation. The Charlton Library Room, handsomely finished with fine panelling, noteworthy cornices and a large fireplace, all executed in the Colonial Revival style, has also been retained.

Set northeast of the Truesdale Hospital is Mitchell House (Section F on the attached site plan), a nurses' residence. Set amid lawns, it is reached on the circular drive that passes in front of the hospital. A long, 2 1/2-story, rectangular building oriented roughly east-west, with its long southern facade facing the drive, Mitchell House is a handsome addition to the hospital complex. Its western half was constructed in 1913 with the matching eastern half built in 1930; and designed by architect E. I. Marvell in 1940, the roofline of the center section was raised to match the two halves, creating a unified composition. Built in the same simplified Colonial Revival idiom and the same brick as the hospital, it has a broad gambrel roof of slate and is set on a granite foundation. Fifteen bays long, its central entrance bay is recessed about three feet in from the rest of the facade. A gabled portico supported on thin columns shelters the pedimented entrance porch framed with paired columns; the porch is now enclosed as a windbreak. The fenestration is regularized, with six-over-six and nin-over-nine sash; twelve gabled dormers set into the gambrel roof have round-head sash. Two-story porches are set at both ends of the building, supported on square columns with simple fretwork rails. On the interior, rooms are arranged on both sides of a long central corridor and are finished simply.

Staple to Inventory form at bottom

# United States Department of the Interior National Park Service National Register of Historic Places Inventory—Nomination Form

For NPS use only  
received *1/5/83*  
date entered

Continuation sheet

Item number

Page *10 of 10*

Multiple Resource Area  
Thematic Group

Name Fall River Multiple Resource Area  
State MA

Nomination/Type of Review

Date/Signature

91. Wyoming Mills

~~Substantive Review~~

**Determined Eligible**

Keeper

*2/6/87* *[Signature]*

**DOE/OWNER OBJECTION**

Attest

92. Corky Row Historic District

Entered in the  
National Register

for Keeper

*Delores Byers* *6/23/82*

Attest

93. Lower Highlands Historic District

Entered in the  
National Register

Keeper

*Delores Byers* *1/10/84*

Attest

94. Bernard's Folly ~~Substantive Review~~

Keeper

Attest

~~95. Truesdale Hospital~~

~~Substantive Review~~

for Keeper

*William B. Bush* *4/15/82*

Attest

*Betty J. Savage* *4-15-82*

96. Manley, William M., House

Entered in the  
National Register

for Keeper

*Delores Byers* *6/26/82*

Attest

97. Sacred Heart School

Entered in the  
National Register

for Keeper

*Delores Byers* *3/9/82*

Attest

98. Border City Mill No. 2

Entered in the  
National Register

Keeper

*6/28/80*

Attest

Keeper

Attest

Keeper

Attest

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

860000701

Truesdale Hospital (Fall River MRA)  
Bristol County  
MASSACHUSETTS

Substantive Review

Working No. MAR 26 1986  
Fed. Reg. Date: 2/3/87  
Date Due: original comment return - 5/10/86  
Action:  ACCEPT 4-15-86  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*Significant Colonial Revival hospital complex designed by Parker Morse Hooper and primarily important for associations with its founder, Philemon C. Truesdale, a prominent surgeon who formulated new technique for the repair of diaphragmatic hernia developed in the 1920s.*

Recom./Criteria Accept A, B, C  
Reviewer Swage  
Discipline Architectural History  
Date 4-15-86 see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below \_\_\_\_\_

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

**9. Major Bibliographical References**

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

**11. Form Prepared By**

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

**13. Other**

- Maps
- Photographs
- Other


Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



Truesdale Hospital  
1820 Highland Avenue  
Fall River, Massachusetts  
February, 1986  
Mark Carney, Photographer  
South Facade of Mitchell  
Photo #1 of 5





Truesdale Hospital  
1820 Highland Avenue  
Fall River, Massachusetts  
2/86 - Mark Carney, Photog  
East Facade of Highland  
South Facade of Mitchell Hse  
Photo #2 of 5



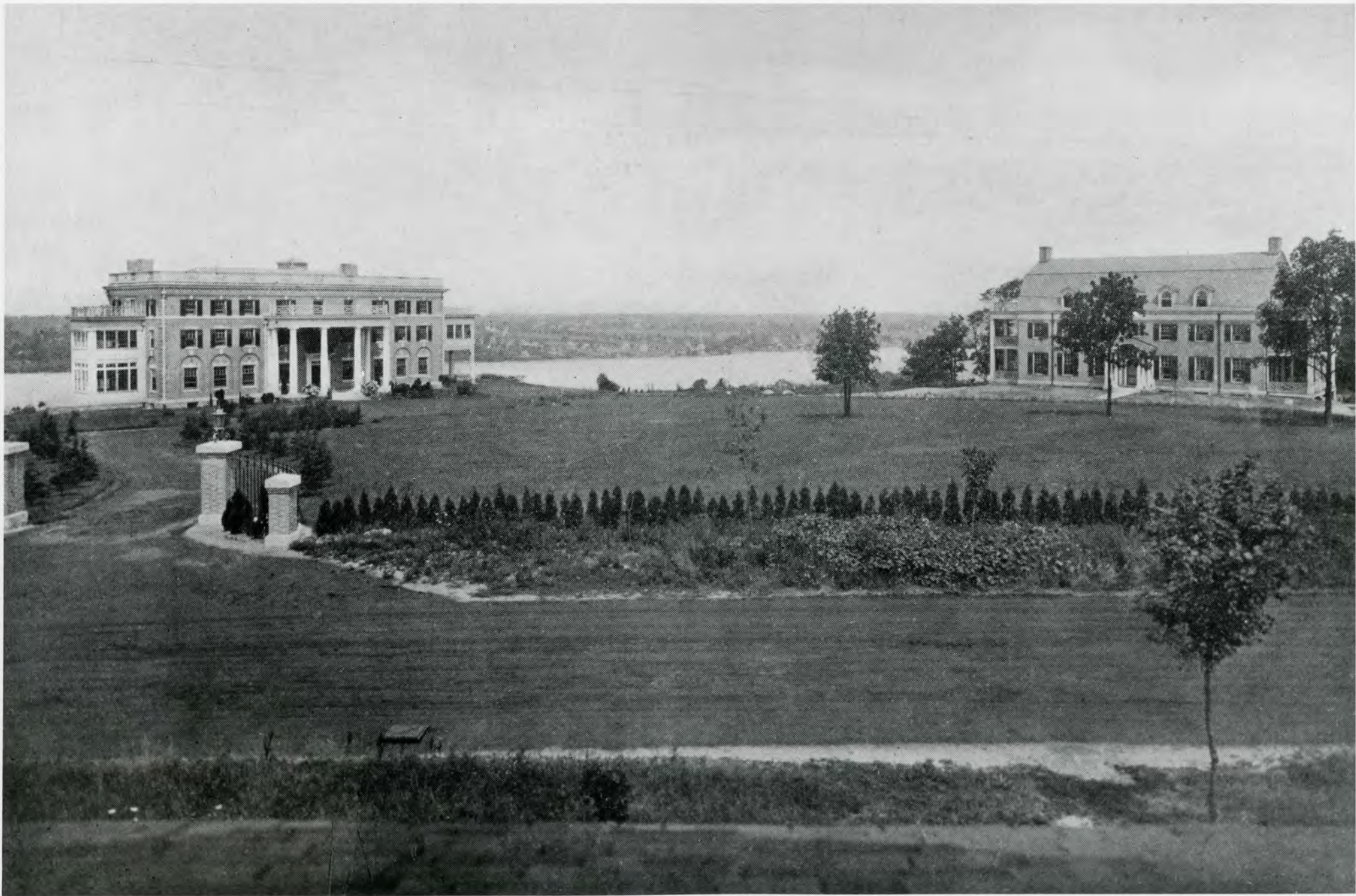
Truesdale Hospital  
1820 Highland Avenue  
Fall River, Massachusetts  
2/86 - Mark Carney, Photog  
South Facade of Mitchell Hse  
Photo #3 of 5



Truesdale Hospital  
1820 Highland Avenue  
Fall River, Massachusetts  
2/86 - Mark Carney, Photog  
East Facade of Truesdale  
Photo #4 of 5

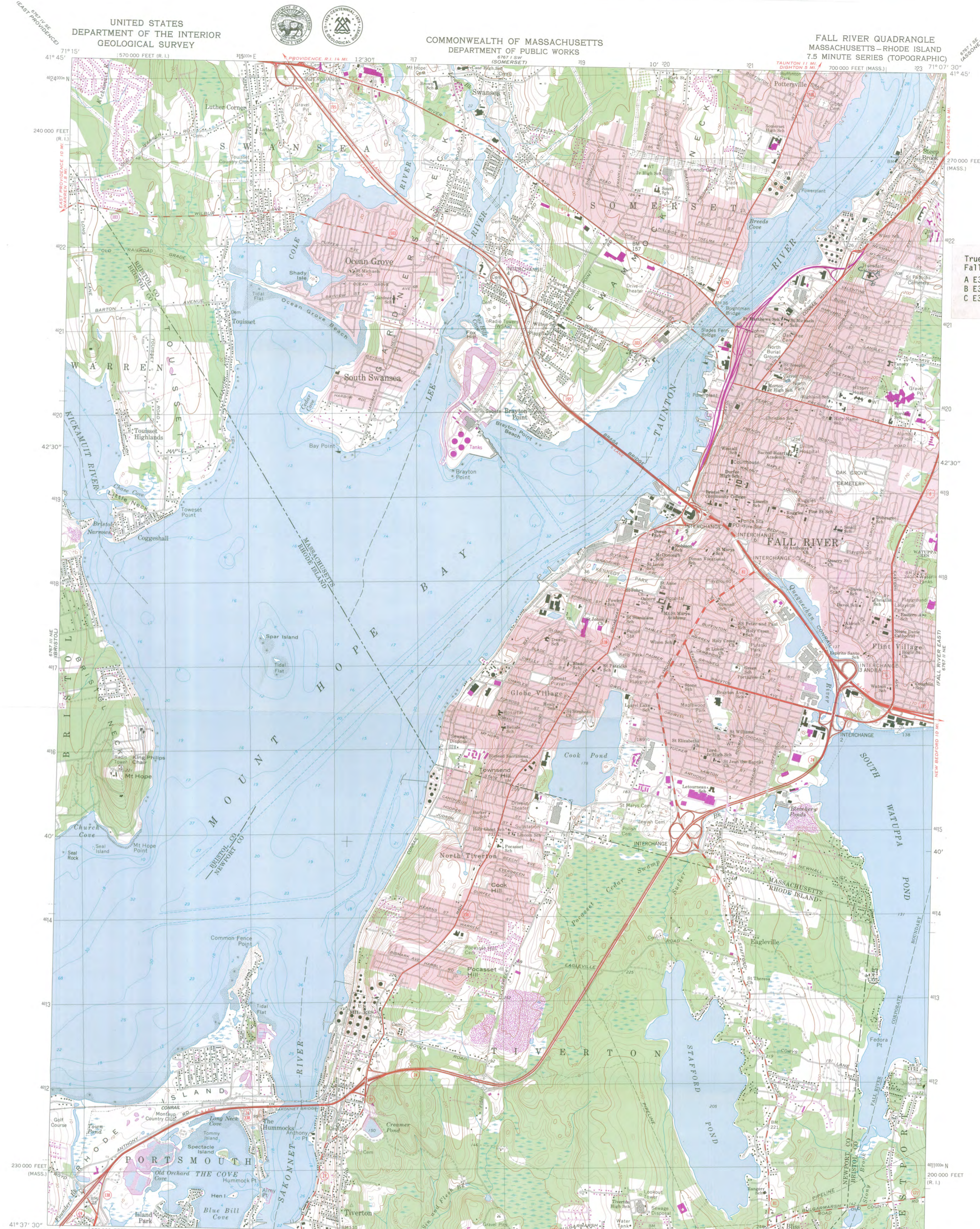


Truesdale Hospital  
1820 Highland Avenue  
Fall River, <sup>MA</sup>Massachusetts  
2/86 - Mark Carney, Photog  
East Facade of Truesdale  
Photo #5 of 5



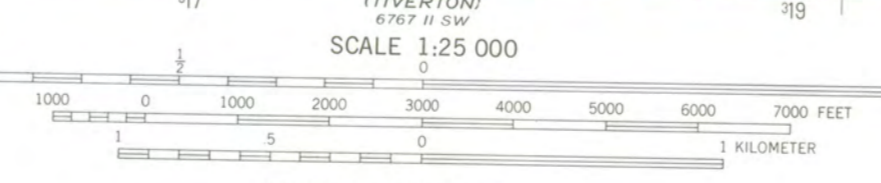
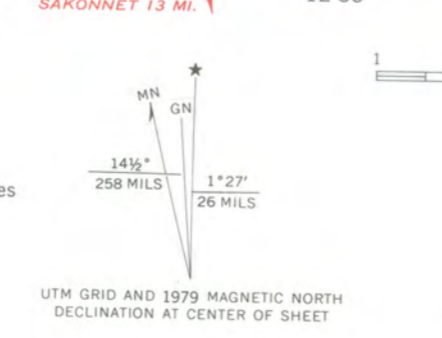
Truesdale Hospital  
1820 Highland Avenue  
Fall River, Massachusetts

Shortly after original  
construction



Truesdale Hospital  
Fall River MA  
A E322485N4621565  
B E322419N4621522  
C E322321N4621660

Maped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and Massachusetts Geodetic Survey  
Topography by planimetric surveys 1938-1939. Revised from  
aerial photographs taken 1966. Field checked 1967  
Selected hydrographic data compiled from USC&GS Charts 350 (1966)  
and 353 (1967). This information is not intended for navigational purposes  
Polyconic projection. 1927 North American datum  
10,000-foot grids based on Massachusetts coordinate system,  
mainland zone, and Rhode Island coordinate system  
1000-meter Universal Transverse Mercator grid,  
zone 19  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is uncheckd  
Red tint indicates areas in which only landmark buildings are shown  
Boundaries in tidewater areas in Massachusetts from information furnished  
by Massachusetts Department of Public Works



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 4.4 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

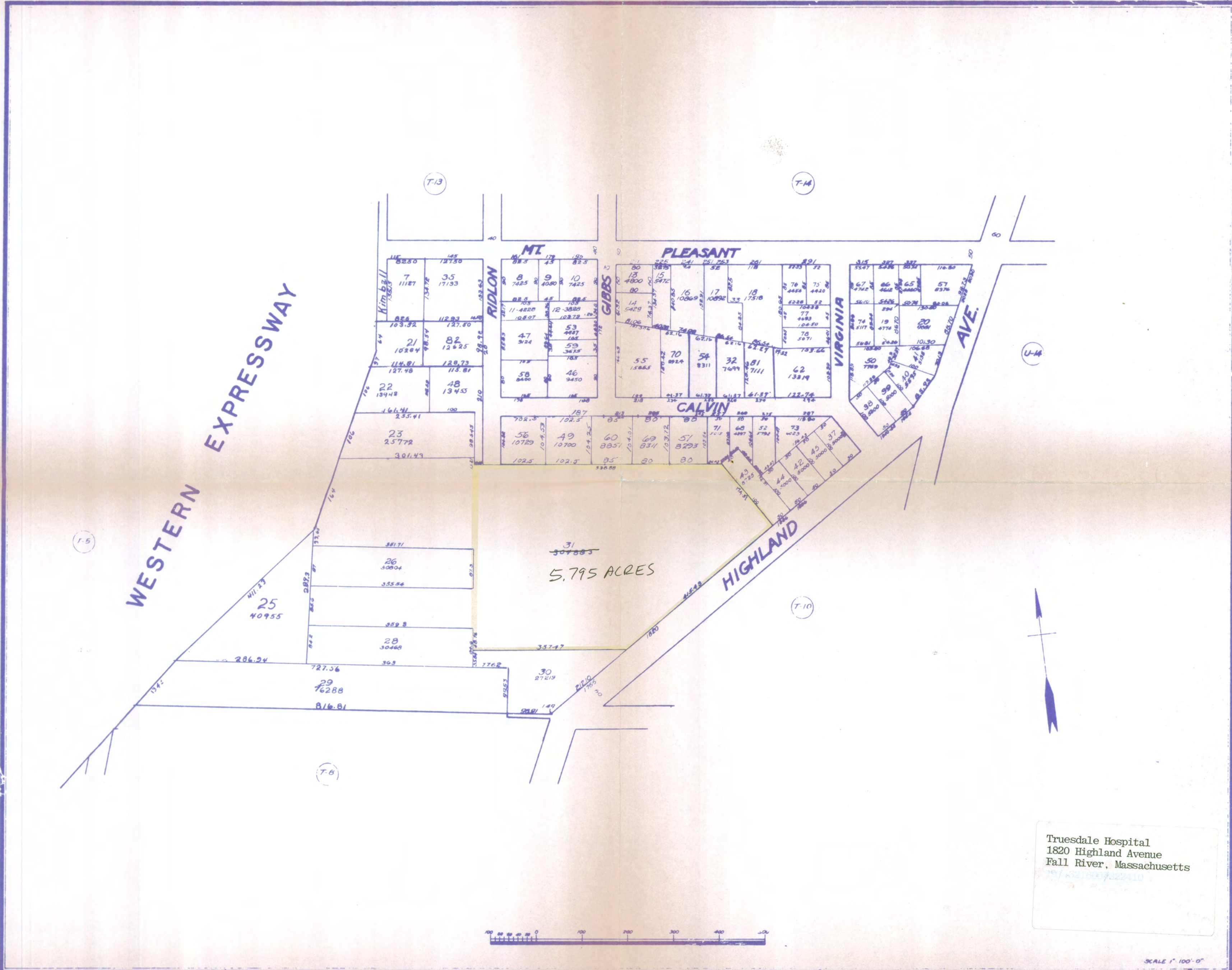
Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather

○ Interstate Route ○ U. S. Route ○ State Route

QUADRANGLE LOCATION

FALL RIVER, MASS. - R.I.  
N4137.5 - W7107.5/7.5

1967  
PHOTOREVISED 1979  
AMS 6767 II NW-SERIES V814



Truesdale Hospital  
 1820 Highland Avenue  
 Fall River, Massachusetts

130

140

150

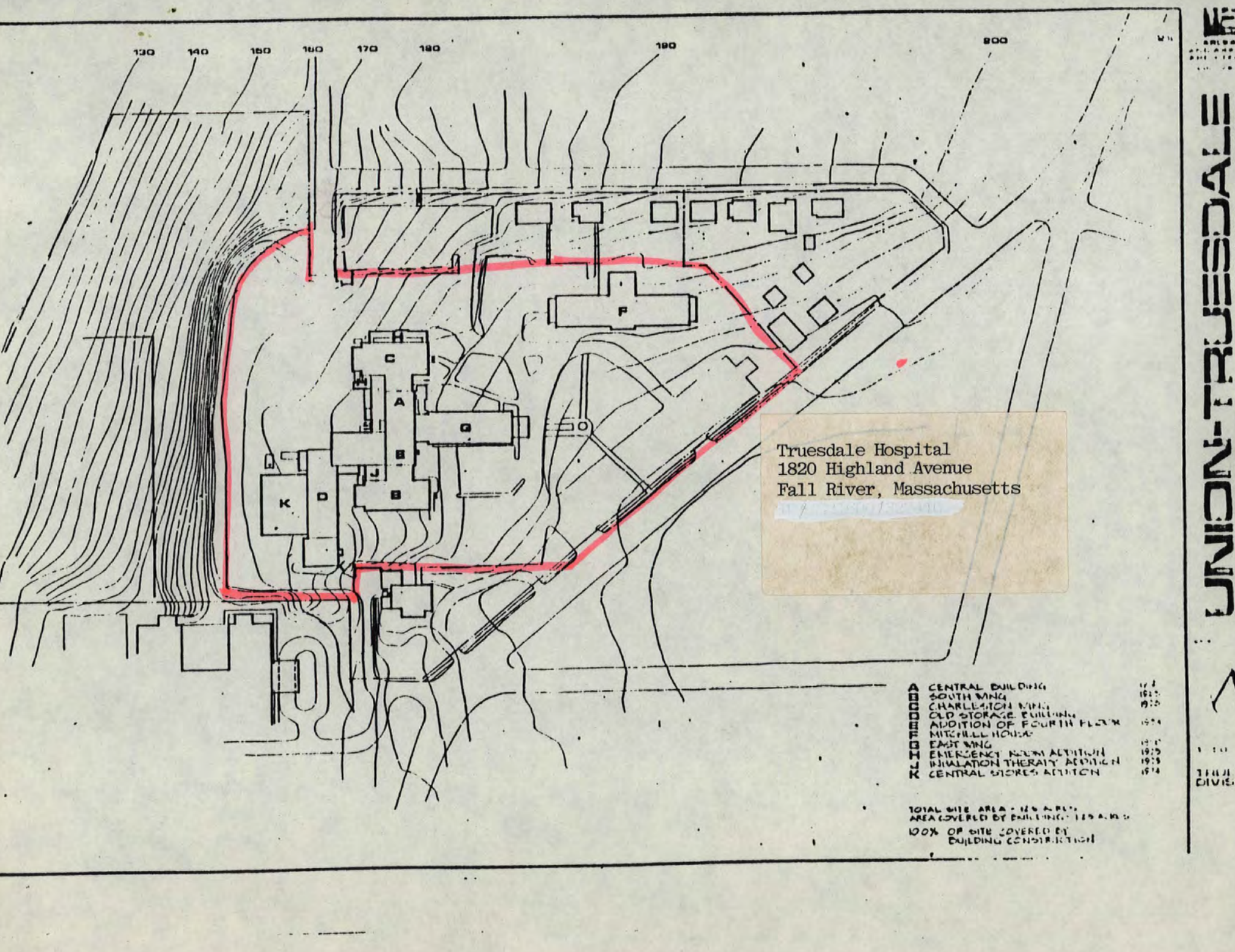
160

170

180

190

200



Truesdale Hospital  
 1820 Highland Avenue  
 Fall River, Massachusetts

- A CENTRAL BUILDING 1917
- SOUTH WING 1915
- CHARLESTON WING 1915
- OLD STORAGE BUILDING 1915
- ADDITION OF FOURTH FLOOR 1914
- MITCHELL HOUSE 1914
- EAST WING 1911
- EMERGENCY ROOM ADDITION 1910
- SIMULATION THERAPY ADDITION 1910
- K CENTRAL STORES ADDITION 1914

TOTAL SITE AREA - 125 A.C.  
 AREA COVERED BY BUILDING - 115 A.C.  
 100% OF SITE COVERED BY BUILDING CONSTRUCTION

UNION-TRUESDALE

1001 DIVISION



# City of Fall River, Massachusetts

EXECUTIVE OFFICE OF THE MAYOR

CARLTON M. VIVEIROS  
MAYOR

ALAN A. SILVA  
CITY ADMINISTRATOR

Sept. 14, 1983

Testimony of Mayor Carlton M. Viveiros, Fall River, concerning the historic import of the Truesdale Hospital building, Highland Avenue, Fall River.

Ladies and Gentlemen:

I am here today to express Fall River's strong support for the placement of the former Truesdale Hospital building on the National Register of Historic Places.

This action would make the property eligible for a Historic Preservation Certification which, in turn, will trigger a multi-million dollar renovation and conversion of the facility into an Elderly Retirement Center.

The building is a familiar landmark in the northern section of Fall River. It sits on a hill overlooking our historic waterfront, in an architecturally significant neighborhood called the Highlands.

The development of the hospital over the past 75 years has been tied in with the growth of the city itself. The hospital's founder, a famous surgeon named Truesdale, pioneered dozens of medical procedures and devices at the hospital. The first film ever made of an operation was made at Truesdale Hospital. Dr. Truesdale's receipt of the American College of Surgeons' Gold Medal was a special honor for the Fall River community.

In recent years, the Truesdale Hospital merged with another major medical facility in Fall River. A decision to centralize both facilities at the other site and to rename the new facility the Charlton Memorial Hospital left the old Truesdale site vacant.

Last year, James Karam and The Claremont Company, Inc., two local real estate developers, acquired the Truesdale building. They obtained unanimous approval from Fall River's Zoning Board of Appeals to convert the property to an Elderly Retirement Center.

As I understand it, the proposed renovation plan involves the commitment of well over \$7 million in private investment.

That investment will no doubt be a catalyst for renewal of properties in that neighborhood as well.

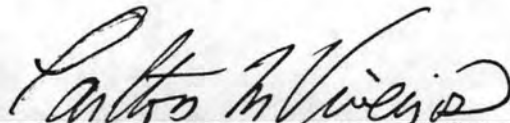
The City of Fall River supports the Truesdale redevelopment concept and, in fact, will prepare an application this fall for an Urban Development Action Grant to HUD to assist in this endeavor.

Clearly, there is a need for more elderly housing in our community. Figures last reported to me by the Housing Authority show that more than 750 elderly Fall Riverites are on their waiting lists.

Furthermore, the proposed UDAG and private investment for the redevelopment of this site, exceeding \$10 million, would have a tremendous benefit to Fall River. It will put a vacant building back on our tax rolls. It will protect a building which has historic and cultural importance to our citizens. It will enhance a neighborhood through a creative concept which is compatible with the tone and landscape of that neighborhood. And it will help meet a genuine housing need in Fall River.

I request your careful consideration of this property and hope that you will take the steps necessary for listing it on the National Register, and that you will support the Application for Historic Preservation.

Thank you very much.



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Carlton M. Viveiros, Mayor  
City of Fall River



# City of Fall River, Massachusetts

## Historical Commission

One Government Center, Fall River, Ma. 02722

April 05, 1983

Mr. H. Jay Carney, C.P.M.  
Vice President/Development  
The Claremont Company, Inc.  
The Duff Building  
628 Pleasant Street  
Box 6001  
New Bedford, Mass. 02742

Dear Mr. Carney,

On behalf of the Fall River Historical Commission, we wish to express our appreciation for your excellent presentation and in depth explanation of your proposed reuse of the Truesdale Hospital property. The removal of non-conforming intrusions that have been added to the structure in the past three decades along with the restoration of landscaped areas where large asphalt parking areas exist will greatly enhance the appearances of the main buildings of the complex.

The Fall River Historical Commission wholeheartedly supports your ambitious program and voted to fully endorse your request for their support in seeking placement of the complex on the National Register of Historic Places.

Motion to support by Barbara Medeiros, second  
by John Gleason with all members voting in  
favor of endorsement.

Sincerely yours,

A handwritten signature in black ink, appearing to read "William R. Hargraves, Jr.", is written over a horizontal line. The signature is fluid and cursive.

William R. Hargraves, Jr.  
City Preservation Officer

WRH/jmf



THE GENERAL COURT OF MASSACHUSETTS

State Senate

STATE HOUSE, BOSTON 02133

HON. WILLIAM Q. MACLEAN, JR.  
BRISTOL AND PLYMOUTH DISTRICT

ROOM 423  
TEL. 722-1440

RECEIVED

JUL - 1 1983

MASS. HIST. COMM. June 28, 1983

CHAIRMAN  
ENERGY COMMITTEE

MEMBER OF COMMITTEES ON  
BANKS AND BANKING  
COMMERCE AND LABOR  
PUBLIC SAFETY  
PUBLIC SERVICE

RECEIVED

JUL - - 1983

MASS. HIST. COMM.

The Honorable Michael J. Connolly  
Secretary of the Commonwealth  
Room 340, State House  
Boston, MA 02133

Dear Secretary Connolly:

I am pleased to write to you in support of the Historic Certification Application of the Claremont Company for the Truesdale Hospital in Fall River.

Please be advised that I have hand-delivered the application to William Finch, Historical Architect with the Massachusetts Historical Commission. \*The required duplicate of the application will be sent directly to Mr. Finch by Jay Carney, Executive President of the Claremont Company, next week. In the meantime, I would greatly appreciate it if you could begin processing this application immediately.

I believe the Truesdale Hospital merits the recognition of its historical significance in the architectural and medical fields; and I strongly urge your favorable consideration of this application.

Thank you for your anticipated assistance in this matter.

With every best wish, I remain

Sincerely,

William Q. MacLean, Jr.  
STATE SENATOR

WQM/jcw

cc: Mr. Hugh Jay Carney  
✓ Mr. William Finch



# City of Fall River, Massachusetts

## EXECUTIVE DEPARTMENT

CARLTON M. VIVEIROS  
MAYOR

March 24, 1986

Ms. Carol Shelly  
Keeper of the National Register of Historic Places  
National Park Service  
Department of the Interior  
18th and C Streets, NW  
Washington, D.C.

Dear Ms. Shelly:

Realizing the extensive renovations and the extremely detailed work that has taken place on the Truesdale Hospital as a result of this most important rehabilitation project; as the Mayor of Fall River, I would like to take this opportunity to notify you that I wish to waive my right of a 30-day comment period.

The purpose of this waiver is to assist the developers and the Park Service in the placement of this important historic landmark on the National Register of Historic Places.

Your cooperation in this matter is most appreciated.

Sincerely,

Carlton M. Viveiros  
Mayor

CMV:mhv

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CLAREMONT DEVELOPMENT ASSOCIATES, INC.

*A Claremont Financial Services Company*

March 24, 1986

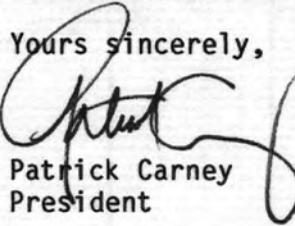
Ms. Carol Sheell  
Keeper of National Register  
of Historic Places  
National Park Service  
Dept. of the Interior  
18th and C streets, N.W.  
Washington, D.C. 20240

RE: Highland Apartments - Former Truesdale Hospital  
Fall River, Massachusetts

Dear Ms. Sheell:

As the owner of the above-mentioned development please be advised that we recognize that the property is being considered for nomination to the National Register of Historic Places. We are also aware of the incentives and disincentives of the Economic Recovery Tax Act of 1981 and other consequences of National Register Listing. We hereby waive all rights to the 30-day commenting period.

Yours sincerely,

  
Patrick Carney  
President

PC/gb



## The Commonwealth of Massachusetts

Office of the Secretary of State  
Michael Joseph Connolly, Secretary

### Massachusetts Historical Commission

**Valerie A. Talmage**

*Executive Director*

*State Historic Preservation Officer*

March 25, 1986

Carol Shull  
National Register of Historic Places  
Department of Interior  
National Park Service  
P.O. Box 37127  
Washington, D.C. 20013-7127

Dear Ms. Shull:

I hereby request that the Multiple Resource Area nomination to the National Register for Fall River, Massachusetts, be amended to include the following property, the nomination for which is enclosed:

TRUESDALE HOSPITAL, 1820 Highland Avenue  
(HPCA pending, #0462-84-MA-0657)

A copy of the minutes from the State Review Board's meeting of September 1983 is also enclosed. Since the time of that meeting, the property's developers have removed the 1958 east wing, reconstructed the original portico, and restored the building's facade and landscaping, as recommended by MHC staff.

Both the owner and chief elected official have waived their rights to the 30-day commenting period (waivers enclosed).

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria set forth by the National Park Service. The property's evaluated significance is local.

Sincerely,

A handwritten signature in cursive script that reads "Valerie A. Talmage".

Valerie A. Talmage  
Executive Director  
State Historic Preservation Officer  
Massachusetts Historical Commission

Enclosures

VT/bf

*Rec'd*  
MAR 26 1986

MINUTES OF THE MASSACHUSETTS HISTORICAL COMMISSION

MEETING, SEPTEMBER, 1983

The meeting was called to order at 1:10 p.m. by Acting Chairman, John Curtis.

MINUTES

Ms. Freudenheim pointed out that the Minutes of the August meeting should be changed to read that the Worcester Horticultural Society Executive Director, not the President, said there were rare trees and shrubs on the Worcester Hospital property. Ms. Harrington moved that the Minutes be accepted with the correction. Ms. Chase seconded the motion and it was VOTED to accept the Minutes of the August Commission meeting.

SURVEY AND PLANNING BUSINESS

Mr. Curtis suggested that the first item for consideration under Survey and Planning, the Truesdale hospital, be discussed first because the Mayor of Fall River and several developers were present.

Fall  
River:  
Truesdale  
Hospital

Ms. Kubie explained to the Commission that the Claremont Company and James Karam are the purchasers and developers of the Truesdale Hospital Facility in Fall River. They intend to convert the property into an elderly retirement center which will serve the needs of 139 elderly households. The developers are interested in completing a certified rehabilitation of the complex, but in order to do so the building must be listed on the National Register individually or as part of a district, or be considered eligible for such listing and nominated within 30 months of taking the tax credits. MHC staff have reviewed the material submitted by the developer and believe that the building has lost sufficient integrity to render it eligible. The staff opinion was based primarily on the loss of architectural integrity caused by the construction of the east wing in 1958. Additionally, the 1958 wing post-dates the period of historical significance of the hospital, which is strongly tied to its founder, the well known surgeon, Dr. Truesdale. Of further concern is the loss of integrity of the original landscape design caused by the 1958 addition and numerous parking lots which surround the complex. As a result of the alterations made to the building and to the site's original landscape features, MHC staff feel that although historical associations with Dr. Truesdale are major and significant in themselves, as is the growth of this complex into an important local medical center, the loss of architectural integrity overpowers the historical significance and renders the building ineligible for National Register listing. Ms. Kubie showed several slides of this hospital complex. Ms. Freudenheim asked if the architect planned any improvements. Ms. Kubie responded that MHC staff suggested removal of the wing and reconstruction of the portico and landscaping to the developer, but he said these were not economically possible, so MHC staff could not recommend significance in Part 1 of the application.

Jay Carney, Vice-President of Development for the Claremont Co., first introduced his colleagues and then stated his case and plans for the hospital complex. He showed aerial photographs and site plans and argued for its eligibility for National Register listing. He does not disagree with the staff about the historical significance; however, he feels that it is also necessary to view the building in an historical perspective, viewing the 1958 addition as the last of several additions to the original hospital building. He also showed site plans depicting "before" and "after" plans. His plans call for eliminating a large amount of the parking area, as it would not be needed for conversion to elderly housing, and making it

into a garden area. Mr. Carney also told the Commission that the Claremont Co. has successfully processed and finished 15 historic rehabilitations, and that now they plan a sensitive reuse of this hospital complex. At this time Mr. Carney introduced the Honorable Mayor of Fall River, Carlton Viveiros. The Mayor read testimony expressing Fall River's strong support for nominating the former Truesdale Hospital building complex to the National Register of Historic Places (see Appendix A).

At this time the Commissioners asked a few questions. Ms. Chase stated that this issue was a question of architectural integrity; obviously this proposed rehabilitation would be a tremendously valuable project for Fall River. Mr. Curtis stated that the Commission should be examining only the question of whether or not the building meets the National Register criteria. Ms. Chase also questioned the precedent the Commission would be setting by accepting this complex as eligible. Patrick Carney stated that the tax credits were critical to the rehabilitation and feels that the historical significance should be carefully weighed. The architect for the project, Phil Hresko said he was investigating ways to accommodate the 1958 addition. He would like to integrate it with the older portion of the building in a sensitive and aesthetically pleasing manner.

Mr. Curtis asked for a motion. Mr. Igoe moved to nominate this property for National Register listing. Mr. Lyons seconded the motion. Ms. Talmage and Mr. Curtis reminded the Commission that they were only voting to nominate the property to the National Register; the final decision on eligibility would be made by the Keeper of the National Register. Mr. Igoe was in favor of voting the complex eligible. The rest of the Commissioners voted nay, with Ms. Freudenheim abstaining. Thus, the MHC voted against nominating the Truesdale Hospital to the National Register.

#### NATIONAL REGISTER NOMINATIONS

Boston: Presented by: Ms. Jenkins  
Leather Criteria met: A, B, C  
District Level: State  
Applicant: Boston Landmarks Commission  
Comments: 2 in favor, 4 objections

Bounded by Kneeland, Atlantic, Essex and Albany/Lincoln Streets, the Leather District is characterized by 5 to 6-story red brick warehouses and wholesale houses, many of which retain original features like cast-iron storefronts. Many were designed by local architects and represent a high level of design. Owners were notified individually using addresses obtained from the Boston assessor's records. Due to inaccurate records and addresses, 13 notices were returned; 7 were sent out again as a courtesy, to where the owner could be located. Furthermore, a meeting organized by Judith McDonough of BLC and Mr. Orfant of MHC was held in Spring of 1983 in the district to explain the ramifications of listing and availability of tax credits to interested owners. Ms. Jenkins showed several slides of this district.

Mr. Curtis asked for comments from the audience. Mr. Roger Dashaw stepped forward. He is the owner of 186 South Street. He read a letter which expressed his sentiments as well as those of the owner of Berman Leather

DATE 4-15-86

TELEPHONE REPORT

TIME OF CALL

3:15

AM  
PM

1. CALL  TO:  FROM (Name)

Sally Zimmerman

2. ADDRESS (Tel. No. if needed)

MA SHPO  
(617) 727-8470

3. SUBJECT, PROJECT NO., ETC.

Truesdale Hospital  
Fall River MRA

Bristol County, MA

4. DETAILS OF DISCUSSION

Why were 1983 Review Board minutes  
forwarded w/ nomination? Is this a  
disputed nomination? NO

Approved by Review Board @ March 1986  
meeting.

NAME OF PERSON PLACING/RECEIVING CALL

Beth Savage

TITLE

Architectural  
Historian

OFFICE

National Register



## The Commonwealth of Massachusetts

Office of the Secretary of State  
Michael Joseph Connolly, Secretary

### Massachusetts Historical Commission

**Valerie A. Talmage**

*Executive Director*

*State Historic Preservation Officer*

#### Memo

To: Bill Bushong, Beth Savage, NR-NPS

From: Sally Zimmerman, MHC

Re: Additional Information, Truesdale Hospital NR, Fall River

4/10/86

Enclosed you will find a new USGS map for the Truesdale Hospital showing additional UTM points further delineating the property. The acreage is 5.79 acres. Also enclosed is a new cover sheet for the nomination showing the correct acreage and new UTMs.

We look forward to hearing of the listing of this property shortly.  
Thank you.