

United States Department of the Interior
National Park Service

NR LISTED

10/002

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

AHPP

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1. Name of Property

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Historic Name: Trinity Hospital

Other Name/Site Number:

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2. Location

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Street & Number: SW Corner of Main & 20th Streets

Not for Publication: N/A

City/Town: Little Rock

Vicinity: N/A

State: AR County: Pulaski Code: AR 119 Zip Code: 72206

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3. Classification

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Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:
Contributing Noncontributing

<u> 1 </u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> 1 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: N/A

Trinity Hospital
Name of Property

Pulaski Co, Arkansas
County and State

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4. State/Federal Agency Certification
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As the designated authority under the National Historic Preservation Act of 1986, 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. See continuation sheet.

Cathryn A. Slater
Signature of certifying official

Date 11-9-98

Arkansas Historic Preservation Program
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

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5. National Park Service Certification
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I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the
 National Register
 See continuation sheet.
- determined not eligible for the
 National Register
- removed from the National Register
- other (explain):

Signature of Keeper
of Action

Date

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6. Function or Use
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Trinity Hospital
Name of Property

Pulaski Co, Arkansas
County and State

Historic: Health Care Sub: Hospital

Current : Commerce Sub: Professional

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7. Description
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Architectural Classification:

Commercial Style
Classical Revival

Materials: foundation Brick roof Asphalt
walls Brick other Limestone

Describe present and historic physical appearance:

Summary

Constructed in 1924, Trinity Hospital is a two-story brick commercial building with a partial basement resting upon a continuous brick foundation and covered by a flat roof behind a parapet adorned with a metal cornice. An elevator shaft, though not visible from the north or east elevations, is placed near the northeast corner of the building. The building plan is centered around an interior courtyard. Alterations to the building include window replacement, interior modernization, and a single-story office addition to the south elevation in 1972.

Elaboration

Located at the southwest corner of Main and 20th Streets, the principal elevation of Trinity Hospital fronts 20th Street. The entrance is positioned near the northeast corner of the building and is flanked by a pair of triple windows. A 1959 photograph of the building reveals that the original windows were three, ten-pane casement windows with two-pane transoms. The recessed, single-leaf entrance contains an ornate carved limestone surround that is capped by an entablature supported by scroll brackets and adorned with a dentil course. The current door is a modern aluminum-frame, fully glazed unit. The remainder of the first-floor fenestration consists of 14 windows, all modern aluminum-frame types with the exception of a small original two-over-two window. The aforementioned 1959 photograph depicts the majority of the windows being eight-over-eight, double-hung wood units. A carved-detail limestone planter is located underneath the respective triple window bays flanking the entrance.

The second-story of the 20th Street elevation consists of single windows (originally eight-over-eight) above the triple windows below with an elaborate decorative carved limestone panel in between. Within the panel are two small windows. The remainder of the second story is fenestrated by eleven windows.

Although not the primary façade, the Main Street elevation is composed similarly to the 20th Street elevation but with less emphasis on decoration. A single-leaf entrance with a limestone surround and bracketed entablature is located near the northeast corner of the building, and there are 13 first-story and 13 second-story windows.

The south elevation contains an assortment of windows, first and second-story service entrances, and a large first story open entrance into the interior courtyard. A brown-brick single-story office addition was added to the south elevation in 1972.

The west elevation is largely obscured by foliage and an adjacent apartment house. A second-story fire escape metal staircase is located near the northern corner of the elevation. Otherwise, an assortment of windows, single-leaf steel doors and air conditioning units constitute the façade.

Currently, the interior courtyard is a square plot of grass. When constructed, the grounds contained a fountain and pool bordered with flowers. The original interior is recounted in Edwina Walls' article on Trinity Hospital, "Introduction of Prepayment Medicine in Arkansas" from a local newspaper account of the open house. The ground floor originally contained business offices, a spacious lobby and general reception room, the five doctors' suites, the library, the laboratory, the X-ray and therapy departments, the nurses' quarters, the dining room, the main kitchen, and the servants' room. The second floor consisted of twenty-three patients' rooms, the operating room suite, the supervisor nurse's office, a patient chart room, scrub rooms, an obstetric room and a twelve bassinet nursery, various linen and utility rooms, and the diet kitchen. The article also describes the typical patient's room as "attractively furnished in white and gray with rose or blue upholstered chairs; bedside tables with telephones, electric fans, iced water jugs, "dimmer" lamps, and a copy of the Arkansas Gazette."

Around 1972 when the new addition was constructed, the interior was modernized with the installation of dropped ceilings and floor carpeting. Although the interior is currently used as office space for The Arc of Arkansas, the Vanadis Group has submitted parts one and two of the Historic Preservation Certification Application to the National Park Service for the Rehabilitation Tax Credit program. Part two identifies that the dropped ceilings will be removed, restoring the original ceiling height, and the current aluminum windows will be removed and replaced with reproduction wood windows to match the original. In addition, the application identifies that the new use for the structure will be low-to-moderate income housing for the handicapped.

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"8. Statement of Significance
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Certifying official has considered the significance of this property in relation to other properties: State.

Applicable National Register Criteria: A,C

Criteria Considerations (Exceptions): N/A

Areas of Significance:
Health/Medicine
Architecture

Period(s) of Significance: 1924-1948

Significant Dates: 1924, 1931

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Mayer, Maximilian F., Architect; Herron and Rose Co, Builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above:

Summary

Trinity Hospital is being nominated with statewide significance under Criterion A for its association with the first prepayment medical plan, the forerunner of today's health maintenance organizations (HMO), in Arkansas. The building is also significant under Criterion C for its association with the noted architect, Maximilian F. Mayer.

Historical Background

In 1924, Trinity Hospital was incorporated by Doctors Orange King Judd, Mahlon Dickerson Ogden, Augustine Mathias Zell, James Isaac Scarborough and Robert Booth Moore. The name "Trinity" was selected because the group practice began with three physicians (Judd, Ogden, and Zell) in an office in the Bankers Trust Building at Second and Main Streets in Little Rock. Less than one year after its incorporation, a new Trinity Hospital was opened to the public at an "open house."

The building was designed by Maximilian F. Mayer at a reported cost of \$200,000 and built by the Herron and Rose Company. Mayer was born in 1887 in San Antonio and received a degree in architectural engineering from Texas A&M and also studied in Europe. After practicing architecture in New York and California, Mayer came to Little Rock to work as a draftsman for two of Arkansas's more prominent architects, George R. Mann and Eugene Stern. By 1923, Mayer had established his own practice and soon became known as a designer of large period revival style residences that were fashionable in suburban development at the time. Mayer's design for Trinity Hospital is relatively restrained in architectural ornamentation compared to his residential designs; however, Mayer incorporated various classical elements in the limestone entrance surrounds, flower planters, and wall panels to decorate the standard brick façade.

When Trinity Hospital opened, it was a fee-for-service hospital similar to other hospitals in Little Rock. By 1931, however, Trinity began a prepayment program or an "Agreement for Annual Medical Services," the first of its type in Arkansas and among the first in the nation. The goal of the plan was later described by Dr. Ogden, Sr., in an address before the Twelfth Annual Conference of the Association of Clinic Managers in 1937. Ogden stated that such a plan "must meet a fundamental need if it were to be successful and were to endure, and by fundamental need is meant the elimination of large bills for medical, surgical and hospital care which often results in financial disaster to the man with a moderate or small income." Ogden also said that the plan was based on the insurance principle of distributing the total cost of all services for illness occurring within a group among all the subscribers. The Trinity plan eliminated nonessential but expensive practices such as private rooms and special nurses, so that necessary services were affordable to persons with small to moderate incomes. By 1937, the Trinity plan was six years old and consisted of two thousand subscribers covering five thousand people. Rates were two dollars per month for individuals in groups, two-and-a-half dollars per month for group families, and five dollars per month for non-group families. The program attracted a cross section of the community with the exception of blacks, which were excluded from the Trinity plan. Contract patients constituted approximately 55 percent of Trinity's practice in 1937.

Trinity Hospital
Name of Property

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During 1941-1942, the Bureau of Research and Statistics of the Social Security Administration for the Federal Security Agency conducted a comprehensive study on prepayment plans and focused on Trinity Hospital and the Group Health Association in Washington, D.C. This study noted that Trinity provided a private group clinic plan with services more inclusive than most prepayment contracts. Internal medicine, surgery, obstetrics, pediatrics; eye, ear, nose and throat; and other fields of medicine were included in the plan. All surgical procedures (except brain surgery), laboratory tests, X-ray examinations and treatments, and physiotherapy were covered. Benefits, however, did not extend to include drugs, medicines or orthopedic appliances. Refractions and glasses were sold at reduced fees. Subscribers could obtain physicians' care in the clinic or at home and hospitalization for themselves and their dependents. Hospital benefits were limited to forty-two days per person per year in a semi-private room. A private room was available for an additional charge; however, special or private-duty nurses were not provided by the contract.

A 1935 article on Trinity Hospital's prepayment plan in *American Magazine* quoted Dr. Ogden, Sr., on the virtues of contract practice:

It allows the physician to have both hands free for the professional care of his patients with no misgiving about the financial remuneration and I might say it is a most delightful way to practice medicine, for, in our experience, it is the first time that the financial interests of both physician and patient are identical.

This article was later condensed and published in *Readers' Digest* in 1937.

Trinity Hospital observed its silver anniversary on June 24, 1949 with a medical staff of nine full-time and two part-time physicians and surgeons. Only Dr. Judd of the original founders was still practicing; Dr. Scarborough had retired and the other three were deceased.

Although the Trinity plan was well-received by the general public of Little Rock, the established medical community disfavored prepayment programs, and a controversy between the hospital and the Pulaski County Medical Society eventually led to the resignations of the Trinity group doctors from the society on August 3, 1931. The conflict was not settled until twelve years later when the Trinity doctors were readmitted to the society.

Trinity Hospital closed on November 1, 1953 due to economic reasons. The following year, the clinic closed, again due to rising operating costs and the difficulty of obtaining trained workers. The building was sold later that year to be used as a convalescent home.

Significance

Trinity Hospital is being nominated under Criterion A with statewide significance for its role in Arkansas's medical history as the first hospital to offer a prepayment medicine plan in Arkansas. The building is also significant under Criterion C for its association with the architect Max Mayer.

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9. Major Bibliographical References
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Walls, Edwina. "The Introduction of Prepayment Medicine to Arkansas: The Trinity Hospital Experience." *Arkansas Historical Quarterly*,

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 #

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

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10. Geographical Data
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Acreage of Property: less than one

UTM References: Zone Easting Northing Zone Easting Northing

Trinity Hospital
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Pulaski Co, Arkansas
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C D

Verbal Boundary Description:

The West 61.1 feet of Lot 7, the West 61 feet of the South ½ of Lot 8, the North ½ of Lot 8, all of Lots 9, 10, 11 and 12 of Block 427, DuVal Addition to the City of Little Rock, Pulaski County, Arkansas.

Boundary Justification:

This boundary includes the building and all of the property historically associated with Trinity Hospital.

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11. Form Prepared By
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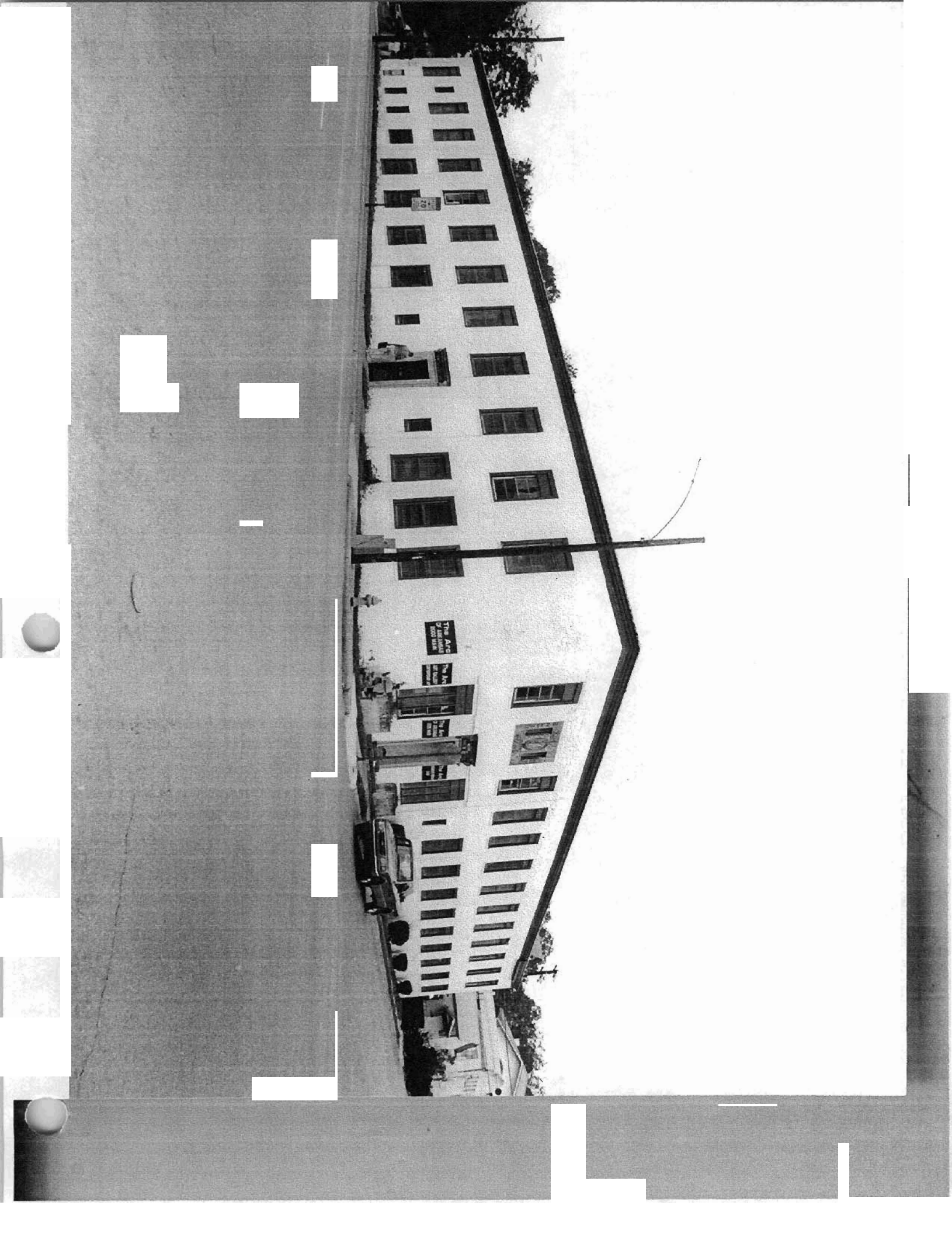
Name/Title: Patrick and Lynne Zollner, Preservation Consultants
Organization: _____ Date: July 20, 1998
Street & Number: 700 North Third St., Telephone: (870) 597-4438
City or Town: Marmaduke State: AR ZIP: 72443

LITTLE ROCK QUADRANGLE
 ARKANSAS
 7.5 MINUTE SERIES (TOPOGRAPHIC)

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 (MC ALMO)



Trinity Hospital
 Little Rock
 Pulaski Co., AR
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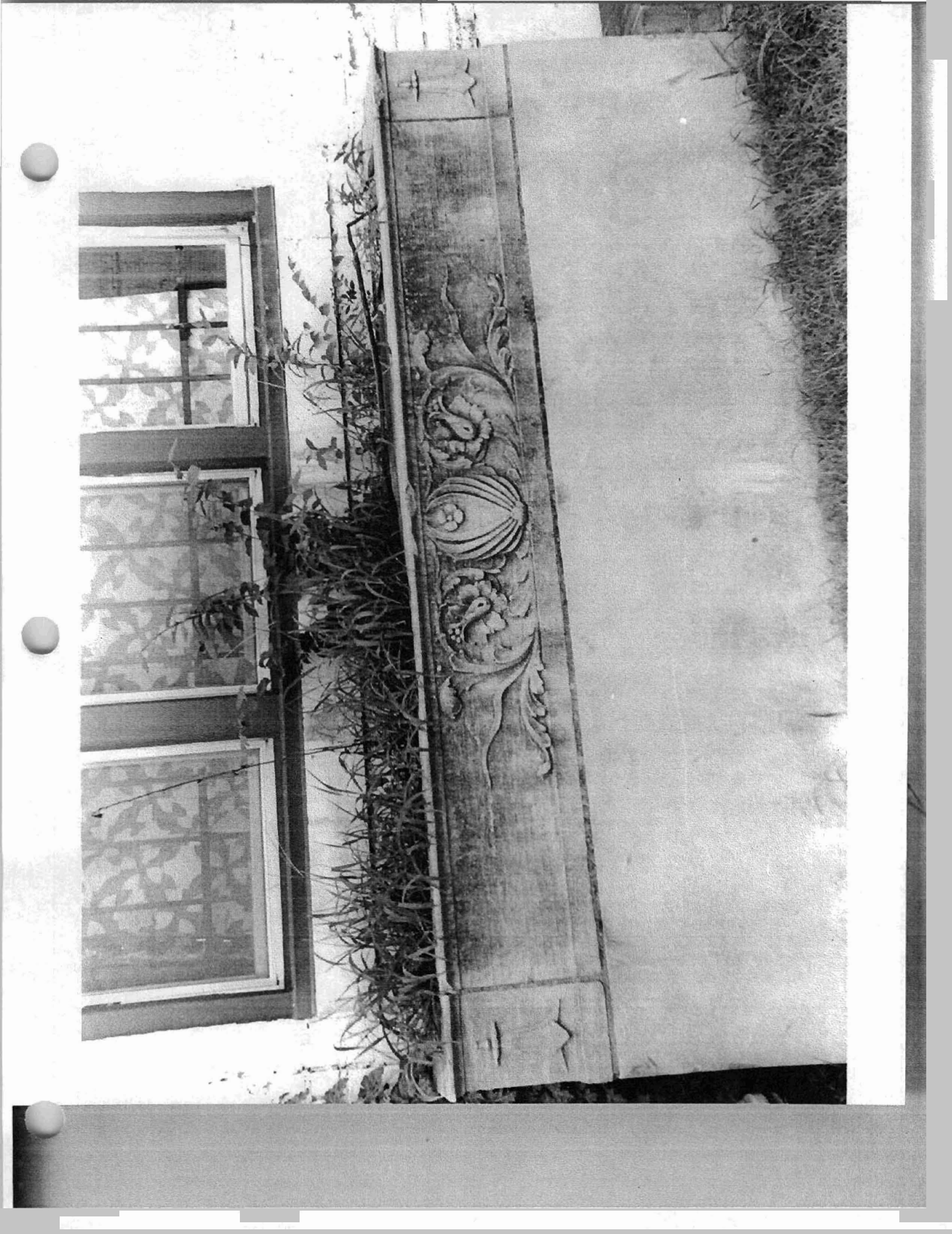
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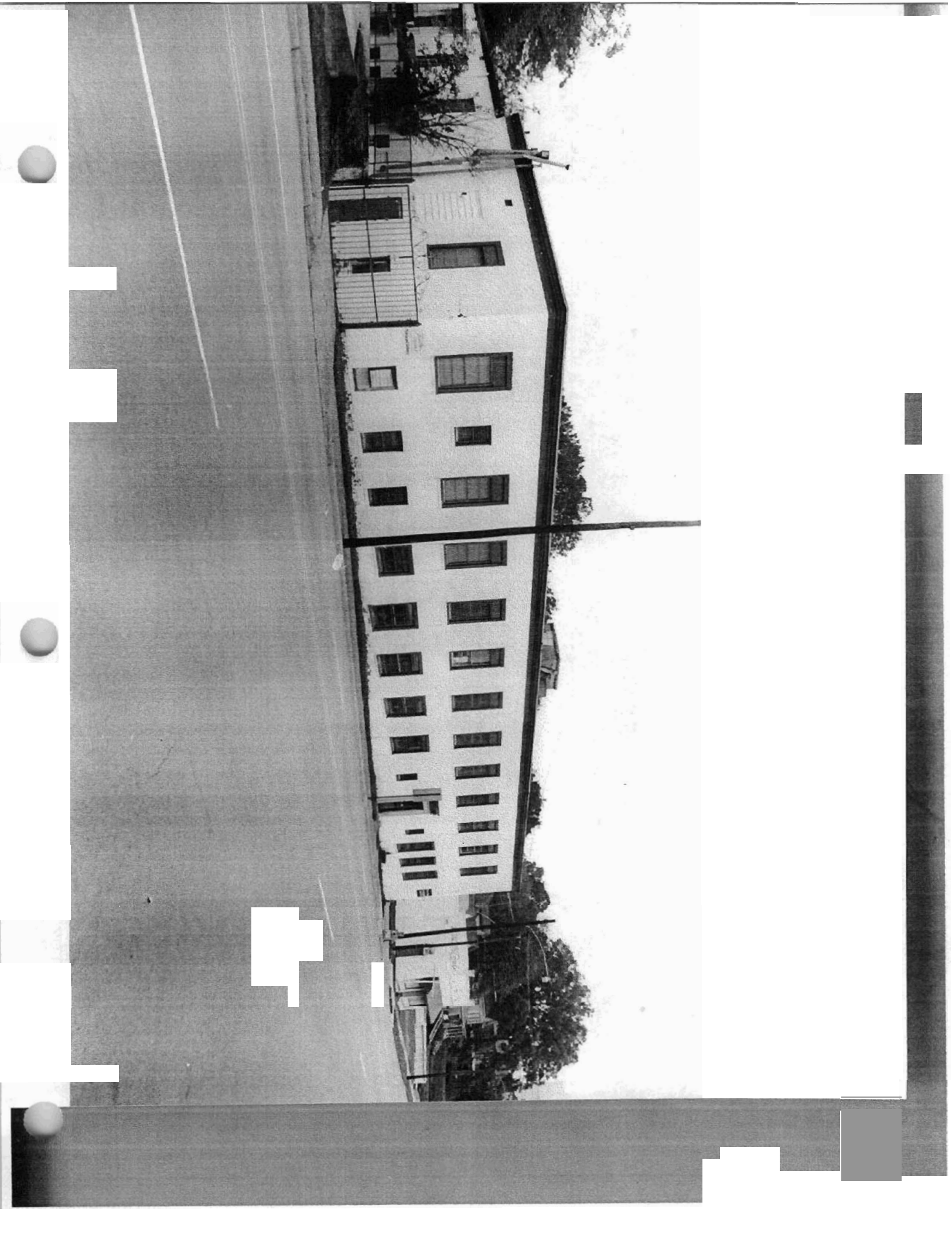
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