

United States Department of the Interior
National Park Service



1481

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

=====

1. Name of Property

=====

Historic Name: Trinity Hospital

Other Name/Site Number:

=====

2. Location

=====

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Not for Publication: N/A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

=====

3. Classification

=====

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

=====

4. State/Federal Agency Certification

=====

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.


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

=====

5. National Park Service Certification

=====

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



11/18/98

Date

=====

6. Function or Use

=====

Trinity Hospital
Name of Property

Pulaski Co, Arkansas
County and State

Historic: Health Care Sub: Hospital

Current : Commerce Sub: Professional

=====
7. Description
=====

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.

Trinity Hospital
Name of Property

Pulaski Co, Arkansas
County and State

"=====

"8. Statement of Significance

"=====

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.

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
Name of Property

Pulaski Co, Arkansas
County and State

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.

=====

9. Major Bibliographical References

=====

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:

=====

10. Geographical Data

=====

Acreage of Property: less than one

UTM References: Zone Easting Northing Zone Easting Northing

Trinity Hospital
Name of Property

Pulaski Co, Arkansas
County and State

A	<u>15</u>	<u>566480</u>	<u>3843090</u>	B
C	<u> </u>	<u> </u>	<u> </u>	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.

11. Form Prepared By

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 98001481

Date Listed: 11/18/98

Trinity Hospital
Property Name

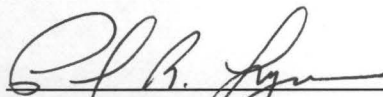
Pulaski
County

AR
State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

11/18/98
Date of Action

=====

Amended Items in Nomination:

Significance:

Criterion C and the area of significance *Architecture* are deleted from the nomination. [The current documentation fails to establish the architectural significance of the property within the context of architect Max F. Mayer's work as a "master architect." Insufficient contextual material is provided with which to assess the relative importance of the hospital building within the body of Mayer's work, or the importance of this building or of Mayer's contributions to local architecture/design.]

This information was confirmed with the Arkansas SHPO.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Trinity Hospital

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Pulaski

DATE RECEIVED: 11/13/98 DATE OF PENDING LIST: 11/23/98
DATE OF 16TH DAY: 12/09/98 DATE OF 45TH DAY: 12/28/98
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98001481

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

___ACCEPT___RETURN___REJECT___DATE

ABSTRACT/SUMMARY COMMENTS:

The Trinity Hospital is significant under National Register Criterion A in the area of Health/Medicine. The property is associated with the early development of the concept of "prepayment medical plans" in Arkansas, a forerunner of today's health maintenance organizations and managed care facilities. [At the request of the State, with the consent of the owner and chief elected local official, this nomination received expedited review and was listed with a waiver of the commenting period.]

RECOM./CRITERIA Accept Criterion A

REVIEWER Paul R. Lusignan DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 11/13/98

DOCUMENTATION see attached comments Y/N see attached SLR (Y)N



TRINITY HOSPITAL

LITTLE ROCK, PULASKI COUNTY, ARKANSAS

AMY BENNETT / HOLLY HOPE

AUGUST, 1998

"NEGATIVE ON FIRE AT AHPP"

NORTH FACADE, EAST FACADE LOOKING SOUTHWEST



TRINITY HOSPITAL

LITTLE ROCK, PULASKI COUNTY, ARKANSAS

AMY BENNETT / HOLLY HOPE

AUGUST, 1998

"NEGATIVE ON FILE AT AHPP"

NORTH FACADE, DETAIL OVER ENTRY, LOOKING SOUTH



TRINITY HOSPITAL

LITTLE ROCK, PULASKI COUNTY, ARKANSAS

AMY BENNETT / HOLLY HOPE

AUGUST, 1998

"NEGATIVE ON FILE AT AHPP"

NORTH FACADE, DETAIL OF PLANTER TO LEFT OF ENTRY, LOOKING SOUTH

TRINITY COURT, INC.

PLEASE USE
OTHER DOOR

TRINITY HOSPITAL

LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DANNY BENNETT / HOLLY HOPE

AUGUST, 1998

"NEGATIVE ON FILE AT AHPP"

EASTERN ENTRANCE LOOKING SOUTHWEST



TRINITY HOSPITAL
LITTLE ROCK, PULASKI COUNTY, ARKANSAS
Amy BENNETT HOLLY HOPE
August, 1998

"NEGATIVE ON FILE AT NHPP"

EAST FACADE AND SOUTH FACADE LOOKING NORTH WEST



TRINITY HOSPITAL

LITTLE ROCK, PULASKI COUNTY, ARKANSAS

AMY BENNETT / HOLLY HOPE

AUGUST, 1998

"NEGATIVE ON FILE AT NAPP"

NORTH FACADE LOOKING SOUTHEAST



TRINITY HOSPITAL
LITTLE ROCK, PULASKI COUNTY, ARKANSAS
AMY BENNETT / HOLLY HOPE
AUGUST 1998

"NEGATIVE ED FILE AT AHPP"

SOUTH FACADE AND EAST FACADE LOOKING NORTHWEST



TRINITY HOSPITAL
LITTLE ROCK, PULASKI COUNTY, ARKANSAS
AMY BENNETT / HOLLY HOPE
AUGUST, 1998

"NEGATIVE ON FILE AT WHPP"

COURTYARD LOOKING SOUTH



TRINITY HOSPITAL

LITTLE ROCK, PULASKI COUNTY, ARKANSAS

AMY BENNETT / HOLLY HOPE

AUGUST, 1998

"NEGATIVE ON FILE AT AHPP"

COURTYARD LOOKING EAST



TRINITY HOSPITAL

LITTLE ROCK, PULASKI COUNTY, ARKANSAS

AMY BENNETT / HOLLY HOPE

AUGUST, 1998

"NEGATIVE ON FILE AT RHPP"

COURTYARD PORCH LOOKING NORTH



TRINITY HOSPITAL

LITTLE ROCK, PULASKI COUNTY, ARKANSAS

AMY BENNETT / HOLLY HOPE

AUGUST, 1998

"NEGATIVE DO FILE AT AHPP"

MAIN STAIRCASE LOOKING WEST



TRINITY HOSPITAL

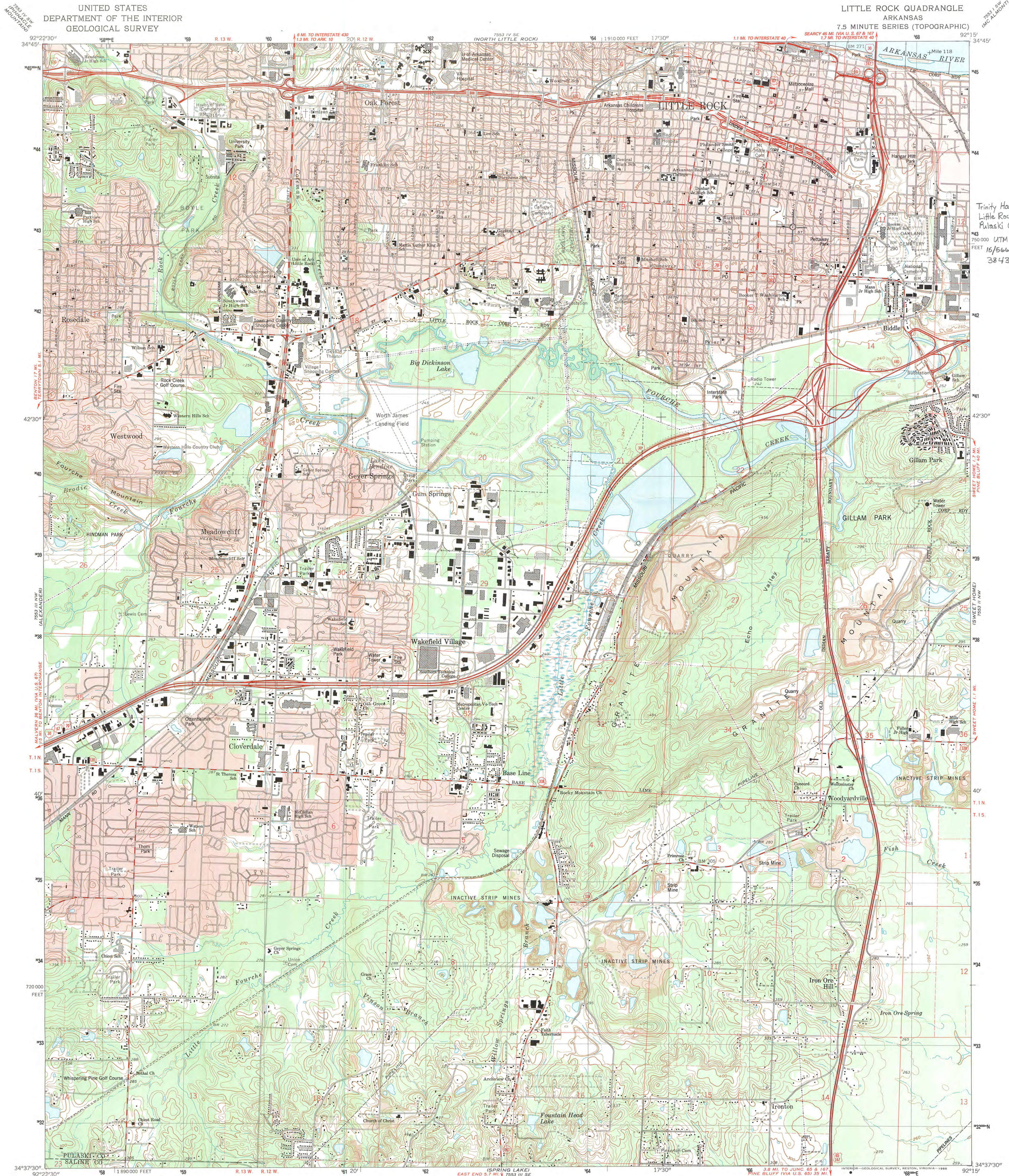
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

AMY BENNETT / HOLLY HOPE

AUGUST, 1998

"NEGATIVE ON FILE AT AHPP"

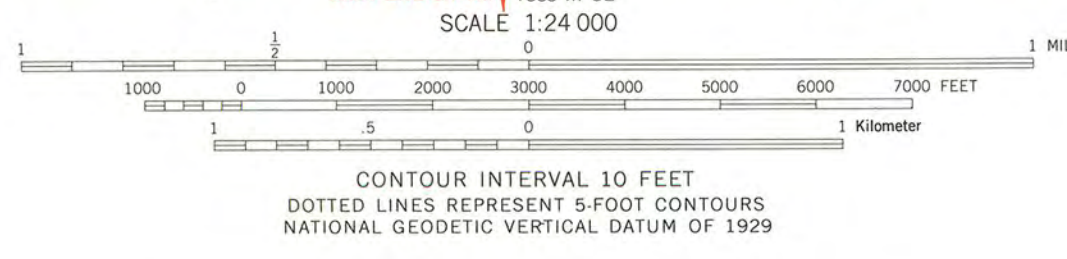
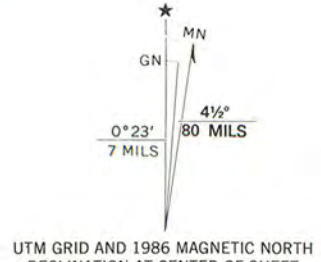
ARCHWAY LOOKING WEST



Trinity Hospital
Little Rock
Pulaski Co., AR
UTM REFERENCE:
15/566480/
3843090

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1960. Revised from aerial photographs taken 1984. Field checked 1985. Map edited 1986
Projection and 10,000-foot grid ticks: Arkansas coordinate system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 15
1927 North American Datum
To place on the predicted North American Datum 1983, move the projection lines 7 meters south and 14 meters east as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND ARKANSAS GEOLOGICAL COMMISSION, LITTLE ROCK, ARKANSAS 72204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



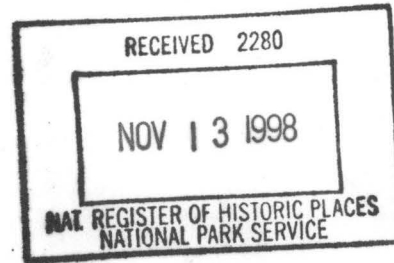
ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route

LITTLE ROCK, ARK.
34092-F3-TF-024

1986
DMA 7553 III NE-SERIES Y884



ARKANSAS
HISTORIC
PRESERVATION
PROGRAM



November 10, 1998

Carol D. Shull
Chief of Registration
United States Department of the Interior
National Register of Historic Places
National Park Service
800 North Capitol Street, Suite #250
Washington, D. C. 20002

RE: Trinity Hospital, Main and 20th Streets, Little Rock, Pulaski County, Arkansas

Dear Carol:

Enclosed please find the nomination for Trinity Hospital in Little Rock, Arkansas. We are requesting an expedited review and waiver of the comment period for this property. Included also are notarized letters from the property owner and the Mayor of Little Rock requesting the same consideration. We appreciate your help with this matter.

If you have questions concerning this transmittal, please contact me at (501) 324-9880.

Thank you for your consideration in this matter.

Sincerely,

Cathy Slater
State Historic Preservation Officer

Enclosure





November 10, 1998

National Parks Service
Washington, D.C.

Re: Trinity Court Hospital Nomination

To Whom It May Concern,

It has come to my attention just today that the re-development of the Trinity Court Hospital in Little Rock, Arkansas is in jeopardy due to the timing of the start of construction in relation to the nomination review period.

With this in mind, I would ask that the National Parks Service perform an "expedited review" and waive the comment period normally associated with the nomination process.

A considerable amount of time and money has gone into this project to date, and we are ready to begin construction the same day the nomination designation is complete.

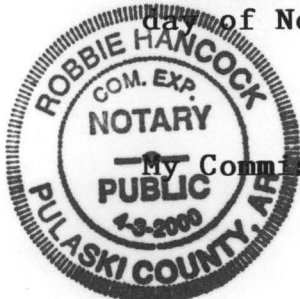
If my company can be of any further assistance, please do not hesitate to contact me directly. Thank you for your consideration.

Sincerely,

Todd A. Rice, Managing Partner
VANADIS group

STATE OF ARKANSAS)
COUNTY OF PULASKI) ss

Subscribed and sworn before me, a Notary Public, on this 11th
day of November, 1998.



My Commission Exp. 4-3-2000.

Notary Public



City of Little Rock

Jim Dailey
Mayor

City Hall, Room 203
500 W. Markham
Little Rock, AR 72201-1427
(501) 371-4516
FAX (501) 371-4498

November 10, 1998

National Parks Service
Washington, D.C.

To Whom It May Concern:

It has come to my attention just today that the re-development of the Trinity Court Hospital in Little Rock, Arkansas is in jeopardy due to the timing of the start of construction in relation to the nomination review period.

With this in mind, I would ask that the National Park Service perform an "expedited review" and waive the comment period normally associated with the nomination process.

The Trinity Court structure, as well as our historic buildings, are an invaluable resource to our city and it's future. We are committed to doing whatever we can to aid in their redevelopment.

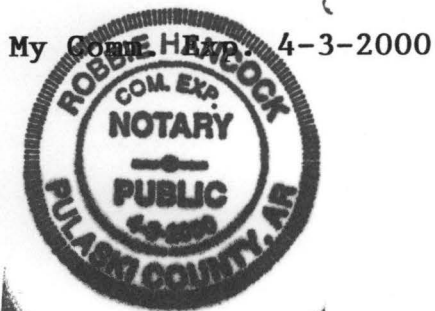
If the City of Little Rock can be of any assistance, please let us know.

Sincerely,

Jim Dailey
Mayor

STATE OF ARKANSAS) ss
COUNTY OF PULASKI)

Subscribed and sworn before me, a Notary Public, on this
10th day of November, 1998.

Notary Public

facsimile TRANSMITTAL

to: Cathy Slater
fax #: 501-324-9184
re: Trinity Hospital
date: November 18, 1998
pages: 3, including this cover sheet.

Attached is a copy of the National Park Service Certification page from the nomination for the Trinity Hospital property in Little Rock, Arkansas. The Trinity Hospital (SW corner Main and 20th Street) was listed in the National Register of Historic Places on November 18, 1998.

If you have any questions, please contact me at (202) 343-1628.

From the desk of...

Paul R. Lusignan
Historian
National Register of Historic Places, National
Park Service
1849 C Street, NW, Room NC400
Washington, DC 20240

202-343-1628
Fax: 202-343-1836